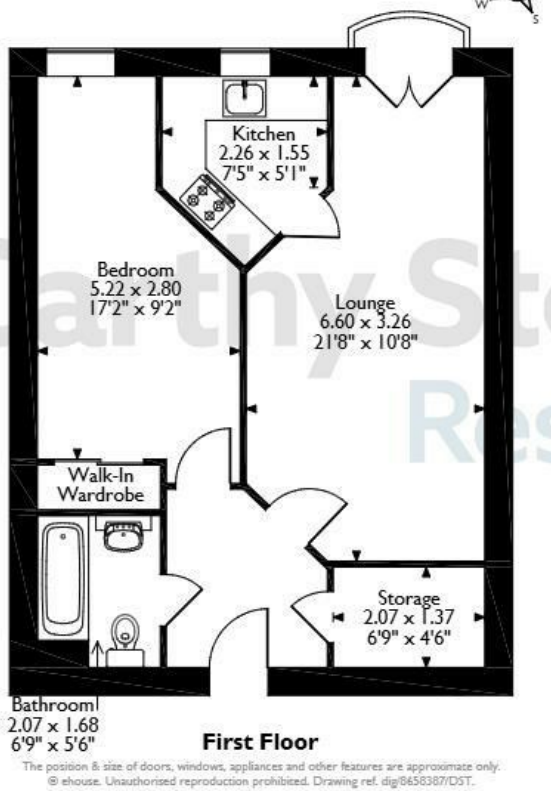


32 Robert Adam Court, Bondgate Without, Alnwick  
Approximate Gross Internal Area  
49 Sq M/527 Sq Ft



Council Tax Band: C



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 81                      | 81        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



## 32 Robert Adam Court

26 Bondgate Without, Alnwick, NE66 1PH



Asking price £145,000 Leasehold

Robert Adam Court offers a pleasant living experience for those aged over 60. The property features a comfortable reception room, a well-appointed bedroom, and a modern bathroom. Enjoy the tranquillity of your surroundings while being close to local amenities. A perfect retreat for relaxed living.

Call us on 0345 556 4104 to find out more.

# Robert Adam Court, Bondgate Without, Alnwick

## Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

## Summary

Robert Adam Court was built by McCarthy Stone and has been designed and constructed for modern retirement living. The development consists of 55 one and two-bedroom retirement apartments for the over 60s. The apartments boast Sky+ connection points in living room and security door entry systems. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.



## Local Area

Robert Adam Court is situated in Alnwick set in some of the North East's most scenic landscape and nestled between Newcastle-upon-Tyne to the South and Berwick upon-Tweed to the North. The town's greatest landmark is the majestic Alnwick Castle which stands proud above the river Aln. This is the home to the Duke and Duchess of Northumberland and, after Windsor, is the second largest inhabited castle in Britain. This foreboding medieval castle with stunning staterooms is one the of the area's most popular visitor attractions and was also the famous Hogwarts Castle in the Harry Potter films. Adjacent to the Castle lies the exciting Alnwick Gardens which includes the infamous poison garden, several impressive water features and many fascinating plants. There are also many projects available here, with the Education Room offering a variety of workshops and activities for all ages. Alnwick town centre which is less than 300 metres from the Robert Adam Court, boasts a wide array of shops from high street brands to small local boutiques.

## Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedroom, living room and bathroom.

## Lounge

The lounge with space for dining area benefits from French doors to a walk out balcony which overlooks the rear communal gardens. There is an electric fire with feature surround providing an attractive focal point. There are ample raised electric sockets, TV and telephone points. Leading onto an open plan kitchen.

## Kitchen

Well equipped modern kitchen with and a range of low and eye level units and drawers with worktop. Stainless steel sink with mono lever tap and drainer. Eye level oven, ceramic hob, cooker hood and integral fridge and freezer.

## Bedroom

A generously proportioned double bedroom offering a peaceful



# 1 bed | £145,000

outlook over the beautifully maintained rear communal gardens, providing a pleasant and private setting. The room is well-lit with modern ceiling lighting and includes convenient access to a TV aerial point and a telephone connection. There's ample space for bedroom furnishings, making it a comfortable and functional retreat within the home.

## Shower Room

Fully tiled and fitted with suite comprising of a bath with electric shower over, low level WC, vanity unit with sink and mirror above.

## Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge is £2,359.89 for the financial year ending 28/02/2026. The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or House Manager.

## Car Parking Permit Scheme- subject to availability

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## Leasehold

125 years from 2010

## Ground Rent

£425 per annum  
Review: 01/06/2025

