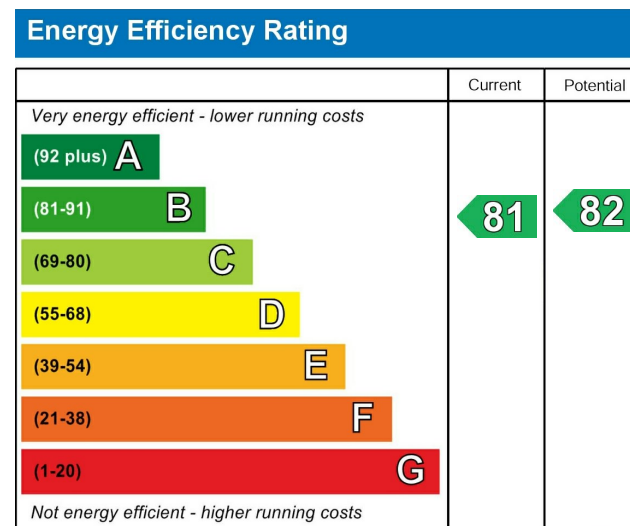


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8513585/PBU

COUNCIL TAX BAND: D



McCARTHY STONE
RESALES

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. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a 1% contingency fee is payable to the Landlord to be held in on trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge 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 on the fees that apply to this property. 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.



McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544

McCARTHY STONE
RESALES

56 ROBERT ADAM COURT BONDGATE WITHOUT, ALNWICK, NE66 1PH



A TWO BEDROOM, SOUTH-WESTERLY facing apartment which has IMPROVED THROUGHOUT to include a RE-FITTED KITCHEN, FITTED BEDROOM FURNITURE and TRIPLE GLAZING. Located on the FIRST FLOOR of this DESIRABLE over 60's McCARTHY STONE RETIREMENT LIVING DEVELOPMENT. Conveniently located within 200 YARDS of ALNWICK TOWN CENTRE.

ASKING PRICE £200,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

ROBERT ADAM COURT, BONDGATE WITHOUT, ALNWICK

ROBERT ADAM COURT

Robert Adam Court was built by McCarthy & Stone 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; and 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).

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 200 yards 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, letterbox and Fireco emergency closing device for added safety. Fitted carpet, illuminated light switches, smoke detector, security door entry system and 24-hour emergency response pull cord system. Doors lead to the lounge, bedrooms, shower room and a storage/airing cupboard.

LIVING ROOM

Bright and spacious living room. South-westerly facing triple glazed window. Ample space for a dining table and chairs. Electric feature fire with attractive surround, raised electric sockets, fitted carpet, TV and telephone points, two ceiling lights and an electric storage heater. A partially glazed door leads into the separate kitchen.

KITCHEN

Re-fitted, re-wired and re-plumbed kitchen. A range of wall and base units with pull out drawers within the cupboards for ease of access and to reduce bending. Granite effect roll top worktop, and a white composite resin 1.5 bowl & drainer. Appliances include a raised replaced combi electric oven (incl. oven, microwave & grill), replaced hob with cooker hood over and integral fridge and freezer. South-westerly facing triple glazed window. Tiled splash backs, spot lights and ceramic flooring.

BEDROOM ONE

A spacious double bedroom with a south-westerly aspect triple glazed window. An array of built in furniture maximising the space and storage options. Central ceiling light, TV and phone point, raised power sockets and fitted carpet.

BEDROOM TWO

Ideal as a bedroom, study or craft room. North-westerly facing replaced double glazed sash window. Central ceiling light, raised power sockets, fitted carpet and wall mounted electric heater. Walk-in cupboard with extensive shelving and spot lights.



2 BED | £200,000

SHOWER ROOM

Fully tiled walls and flooring. Fitted with a walk in shower cubicle with hand rails and Roman class sliding doors (with lifetime guarantee). WC, re-fitted vanity unit and wash basin. Mirror, shaving light, electric heated towel rail and emergency pull cord.

SERVICE CHARGE (BREAKDOWN)

- House Manager
 - Cleaning of communal windows
 - Water rates for communal areas and apartments
 - Electricity, heating, lighting and power to communal areas
 - Window Cleaning (outside only)
 - 24-hour emergency call system
 - Upkeep of gardens and grounds
 - Camera door-entry system
 - Intruder-alarm system
 - 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 does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

CAR PARKING PERMIT SCHEME

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

LEASEHOLD INFORMATION

Ground rent: £495 per annum
Lease Length: 125 years from 2010
Managed by: McCarthy and Stone Management Services
Council: Northumberland. Band: D
It is a condition of purchase that residents must meet the age requirement of 60 years or over.

