



STAMP DUTY PAID

10 YEAR WARRANTY

Flat 5 Wagonway House
Wagonway Road, Alnwick





Flat 5 Wagonway House, Wagonway Road, Alnwick, Northumberland NE66 1QQ

Guide Price £295,000

Stunning three bedroom first floor apartment, one of five conversions set within this fabulous Grade II listed building, close to the heart of Alnwick Town. Designed and finished to an excellent standard to offer spacious accommodation which sympathetically blends original features with contemporary design to meets the needs of modern living.

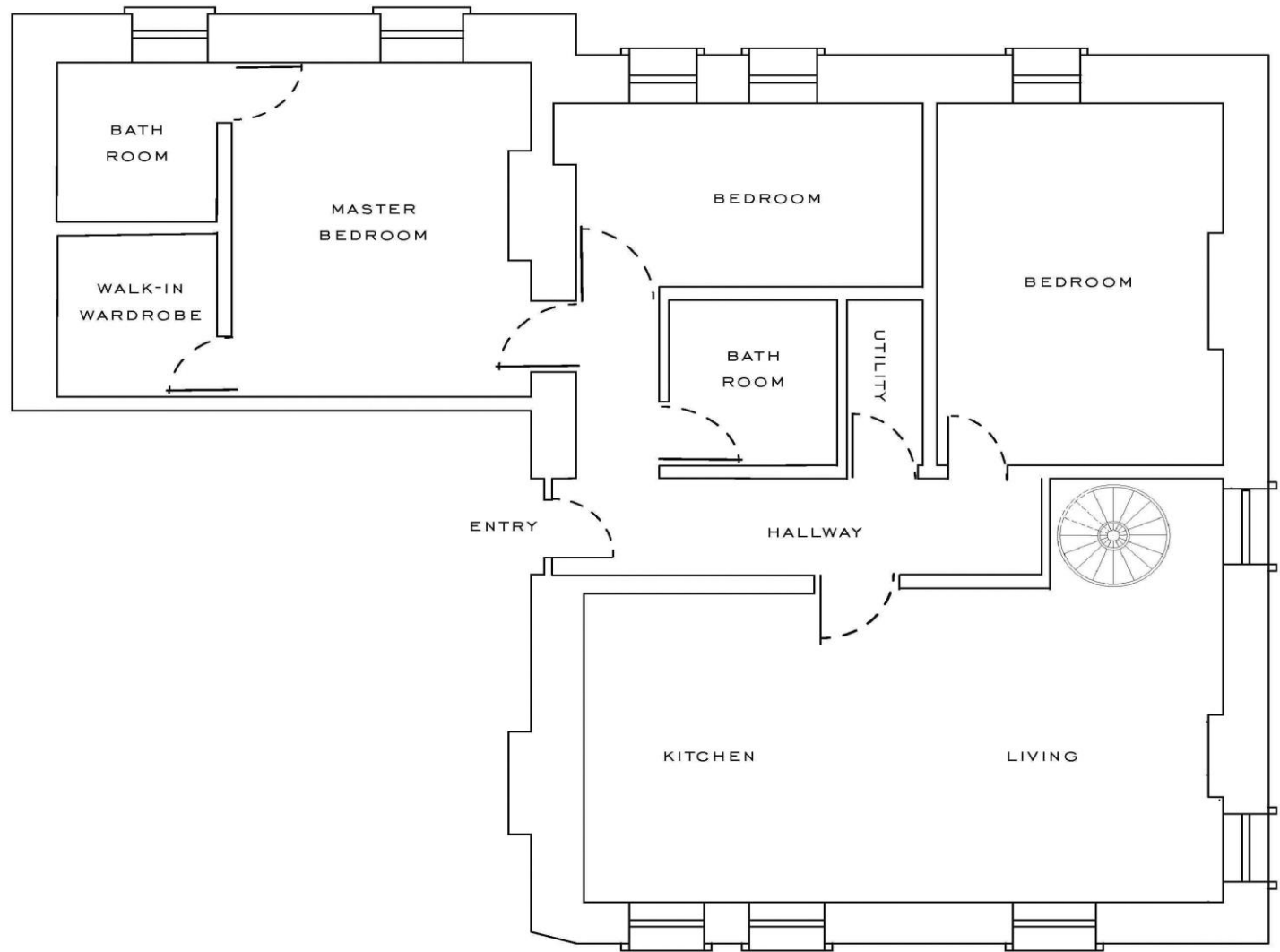
Communal Entrance with security entry system leads to a stunning communal reception hallway with central staircase to the first floor and tiled floor | Private entrance door leads to the hallway which has an oak floor with exposed beams and utility cupboard with connections for a washer/dryer | A lobby area then gives access to the master bedroom. A generous double bedroom which has sash panelled windows, exposed beams and large walk-in dressing room/wardrobe | En-suite bathroom/wc finished to a high specification in a contemporary design incorporating oval bath, separate shower cubicle with marble tiled walls and floor | Family bathroom/wc with part tiled walls and tiled floor, bath with rain shower over and screen | Second generous double bedroom | Returning to the main hallway there is access to a bedroom three - again a large double bedroom | Stunning 27'0 principal reception space which has vaulted and beamed ceiling with oak flooring and spiral staircase leading to a mezzanine level with iron railings | The kitchen area has been finished in a light grey with Quartz work surfaces which extend to a central island, integrated appliances include two NEFF electric ovens, NEFF gas hob with concealed extractor hood, NEFF fridge/freezer and NEFF dishwasher. The lounge has a recessed, gas stove with remote control | The mezzanine level extends to the full length of the reception room and offers additional versatile reception space | Externally, two allocated parking spaces to the rear of the building with communal maintained gardens.

Services: mains gas, electricity, water and drainage, and gas central heating | Tenure: Leasehold - 999 years | Council Tax Band: www.voa.gov.uk | EPC: not required as Grade II Listed









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