

Galbraith



SWANSDOWN, APARTMENT 10 COBLE QUAY

AMBLE, MORPETH, NORTHUMBERLAND



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**A Luxury First Floor Apartment with Stunning Estuary,
Castle and Sea Views.**

Warkworth 1.5 miles ■ Alnmouth 6 miles ■ Alnwick 9 miles
Morpeth 14 miles ■ Newcastle upon Tyne 28 miles

First Floor Apartment

- Open Plan Living/Dining/Kitchen with Balcony
- 2 Bedrooms (Master En-Suite)
- Family Bathroom
- Covered Parking
- Secure Store
- Lift
- Stunning Sea and Coastal Views

Galbraith

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 OnTheMarket





THE PROPERTY

Swansdown at Amble is situated on one of the most scenic stretches of the Northumberland heritage coastline within a few minutes walk of Amble's new harbour development. There is a communal entrance to the apartment block leading to stairs or a lift. Swansdown is located on the first floor with level access from the lift, making this apartment particularly accessible. The living area is open-plan to make the most of the breath taking views. The beautifully fitted kitchen with stylish work surfaces, has a good range of integrated appliances and in addition to an informal breakfast bar, the dining area provides comfortable seating. The entire living space offers panoramic coastal views from which to enjoy the ever changing colours of the sea and landscape. The huge windows open onto a North West facing balcony perfect for alfresco dining and making the very best sundowner venue with spectacular views. The master bedroom has a dual aspect to maximise the stunning coastal views. The luxury en-suite shower room is fully tiled and has a walk in shower. The second bedroom is an equally beautiful room overlooking the town square. The family bathroom is adjacent to the second bedroom and is also fully tiled and an opulent space.

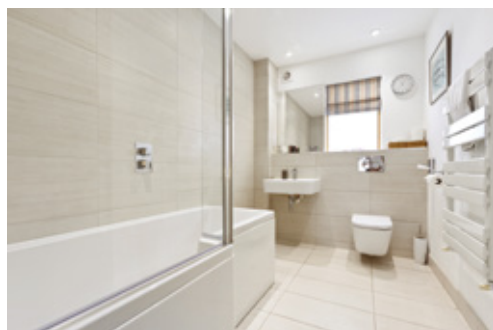
OUTSIDE

There is a covered private parking space for two cars directly beneath the apartment with additional guest parking opposite.

There is a secure roller-door storage unit with lighting, mains electricity sockets and water.

LOCATION

Swansdown overlooks the yachts at Amble Marina on the mouth of the Coquet River Estuary within the bustling coastal fishing port of Amble. The Northumbrian Heritage Coastline with its miles of sandy beaches are minutes away and the rolling foothills of the Cheviots are within a short drive. As well as lovely walks from the apartment, there are water sports, boat trips, lovely restaurants, pubs, and shops all within easy walking distance with supermarkets and schooling for all ages within the town. The neighbouring village of Warkworth with its historic Castle lies close by and the larger market towns of Alnwick and Morpeth are within easy reach.



Nearby transportation links are excellent with direct trains to London Kings Cross and Edinburgh. Frequent services run to Newcastle upon Tyne. The A1 is approximately 6 miles away.

DIRECTIONS

Take the A1068 coastal route into Amble. Coble Quay is on the edge of Amble Marina.

POST CODE

NE65 0FB

SERVICES

All mains services are connected.

LOCAL AUTHORITY

Northumberland County Council

TENURE

The freehold is owned by the management company. Each leaseholder has an equal share in the management company.

COUNCIL TAX

£nil - Currently listed to pay business rates.

EPC

Rated B

VIEWING

Strictly by appointment on changeover days with Galbraith Hexham. Tel: 01434 693693
Email: hexham@galbraithgroup.com

KEY TURN OPPORTUNITY

Coble Quay is comprised mainly of principal homes, however a handful of apartments operate as holiday lets. Therefore it can be a main home, second home or an income generating asset. The entire contents are available by separate negotiation.

Holiday letting: Swansdown has been run as a very successful letting business since 2017. It is classified as 5-star Gold standard by Visit England and given their **Rose Award** for outstanding accommodation and customer care. There has been a 78% occupancy rate generating substantial rents.

Service charge: There is a service charge of £77.64 per calendar month which covers the maintenance of all common areas including the lift, window cleaning and building insurance.

WHAT THREE WORDS

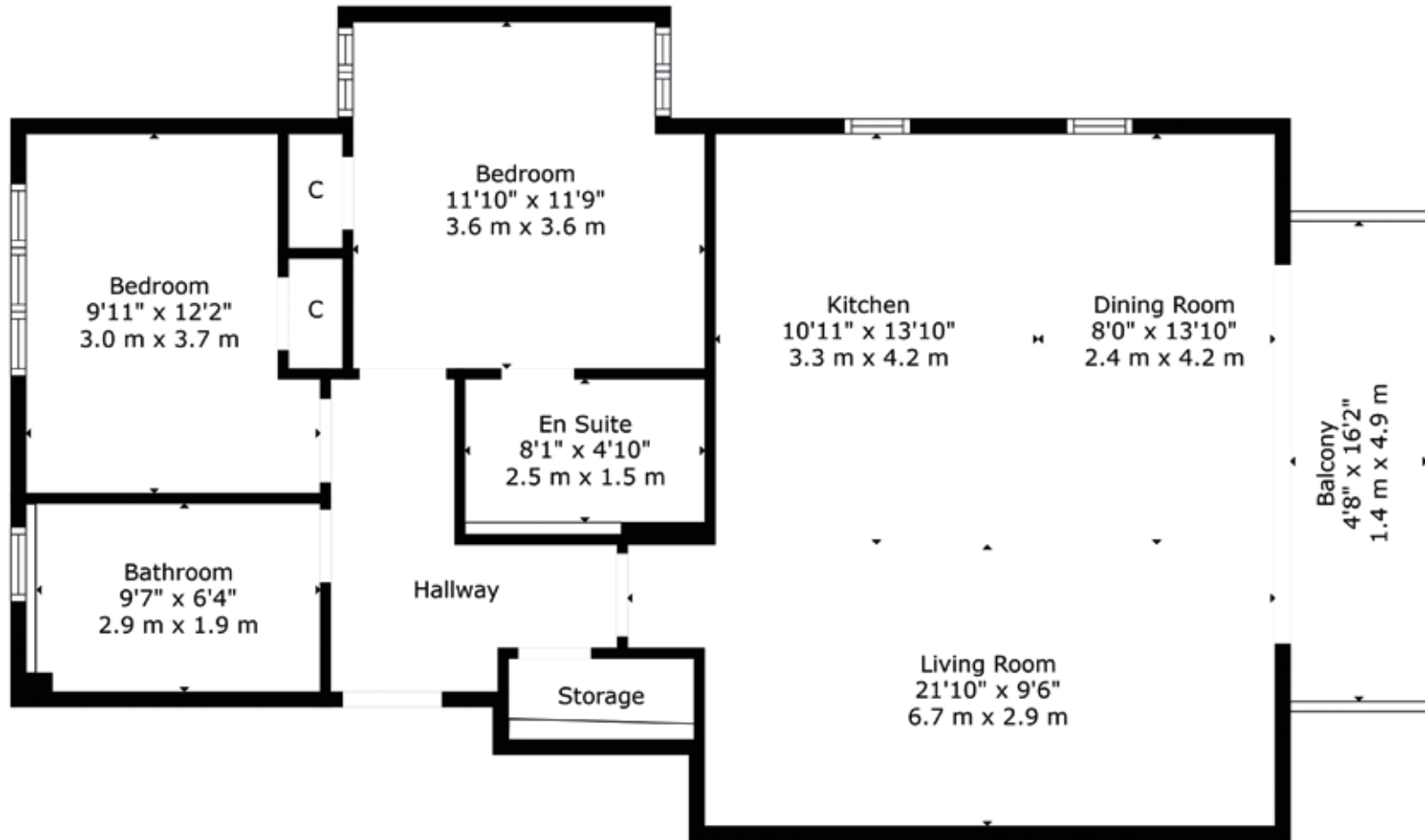
Intro.snipped.subway

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or
- copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.





GROSS INTERNAL AREA
 FLOOR 1: 912 sq. ft, 85 m2
 EXCLUDED AREAS: STORAGE: 17 sq. ft, 2 m2, BALCONY: 75 sq. ft, 7 m2
 TOTAL: 912 sq. ft, 85 m2
 Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

IMPORTANT NOTES

1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2. Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 4. If there are matters of particular importance please raise this with us and we will try to check the information for you. 5. Particulars prepared September 2023. 6. Photographs taken September 2023.



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