

Galbraith



THE PENTHOUSE
COBLE QUAY, AMBLE



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A Luxury Penthouse Apartment in a stunning Waterfront Estate with Magnificent Castle, Estuary and Sea Views

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

- Top Floor Duplex Apartment
- Open Plan Living/Dining/Kitchen
- Games room
- 2 Private Balconies with unrivalled views
- 4 En-suite Bedrooms
- Covered Parking
- Secure Store
- Lift
- Stunning Sea and Coastal Views

Galbraith

Hexham Business Park, Burn Lane,
Hexham, NE46 3RU
01434 693693
hexham@galbraithgroup.com

 OnTheMarket



THE PROPERTY

The Penthouse 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. It is without doubt the pinnacle when it comes to a luxurious waterfront escape. There is a communal entrance to the apartment block leading to stairs or a lift. The Penthouse is a duplex with accommodation over the fourth and fifth floors with level access from the lift.

The welcoming reception hall leads into an open plan living/dining/kitchen area developed to fulfil every modern need and make the most of the breath taking views. With a dual aspect and spectacular floor-to-ceiling glazing this space offers panoramic views from which to enjoy the ever changing colours of the sea and landscape be it the Coquet River estuary or out towards the harbour mouth, open sea and Coquet Island. The beautifully fitted kitchen with boutique styling, has a good range of integrated appliances in addition to an informal breakfast bar. There is a generous dining area and a balcony off the living area is perfect for alfresco dining and making the very best sundowner venue with unrivalled views. In addition there is a games room, utility, cloakroom and a twin bedroom with en-suite bathroom on the ground floor of The Penthouse.

To the first floor of the apartment a generous dual aspect master bedroom suite includes a spacious en-suite bathroom, walk in wardrobe and a balcony, a perfect haven to relax and unwind while taking in the mesmerising and captivatingly beautiful location. There are two further double en-suite bedrooms and a storage cupboard off the landing.

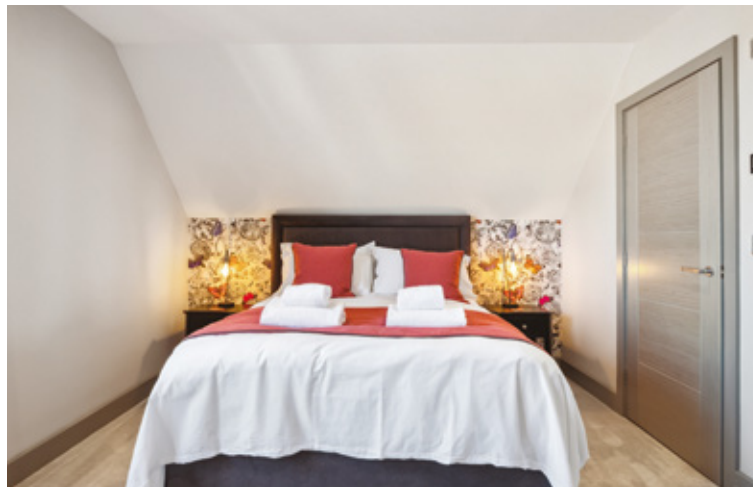
OUTSIDE

There is undercroft private parking for two cars located adjacent to the entrance of the apartment block.

Further shared guest parking is also available within a few yards. There is a secure storage lockup at ground floor level.

LOCATION

The Penthouse is perfectly positioned overlooking 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 famed for its ruined medieval Castle lies close by and the larger market towns of Alnwick and Morpeth are within easy reach. Nearby transportation links are excellent with trains from Alnmouth station to Newcastle and Edinburgh and 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

GENERAL

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: B

VIEWING

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

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. These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4. Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. 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. 5. Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and Identification. 6. Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Photographs taken in July 2023.

ANTI MONEY LAUNDERING (AML) REGULATIONS

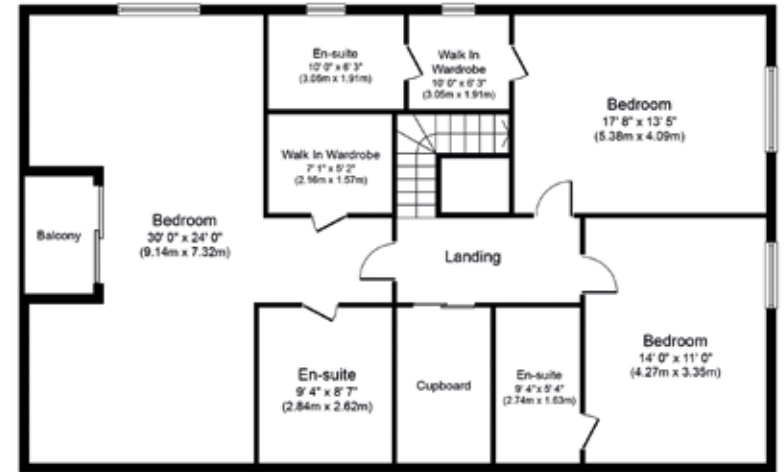
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.

AGENTS NOTES

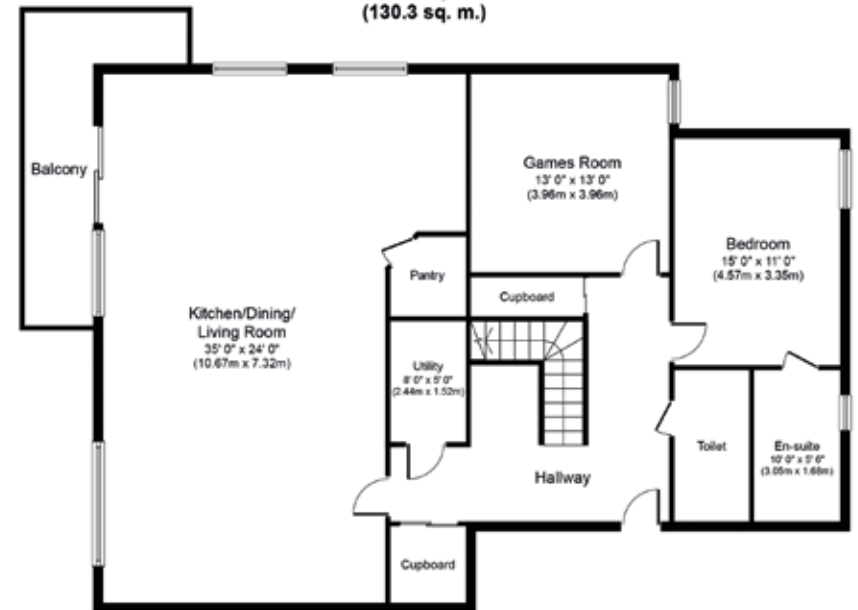
Having been successfully run as a holiday let since 2018, an option exists to purchase The Penthouse on a key turn basis at a figure to be agreed.

Service charge: There is an annual service charge of £1,600pa which covers the maintenance of all common areas including the lift, window cleaning and building insurance

What3Words: Hippy.dating.immediate



First Floor
Approximate Floor Area
1,403 sq. ft.
(130.3 sq. m.)



Ground Floor
Approximate Floor Area
1,525 sq. ft.
(141.7 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.







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