



Loansdean Wood Morpeth

- Two bedrooms
- Ground floor apartment
- Entry phone security system
- Quiet secluded outside area
- Allocated parking space

Offers In Excess Of: £150,000



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Loansdean Wood

Morpeth

Spectacular ground floor purpose built apartment, meticulously maintained and presented with generous sized rooms, tasteful decor, flooring and fitments.

Particularly of interest, the property stands in well stocked communal gardens with 'hidden side garden' immediately adjoining the flat, which offers a quiet secluded outside area regularly used by the current owner.

The layout comprises:- Entrance hallway, lovely 17'x 17' living room, smart dining kitchen which has a comprehensive range of wall and floor cabinets with expensive granite worktops and built in oven, hob, extractor, fridge, freezer and dishwasher. Two bedrooms and fully tiled bathroom/W.C. with white four piece suite offering both bath and shower cubicle.

Other attractions include:- Entry phone security system, upvc double glazing, gas central heating and reserved parking bay.

Viewing is imperative.

Measurements:-

Lounge	17.0 x 16.9	(5.18m x 5.11m)
	into double glazed window recess	
Dining	13.6 x 12.7	(4.12m x 3.84m)
Bedroom One	12.3 x 9.5	(3.73m x 2.87m)
Bedroom Two	8.7 x 7.6	(2.62m x 2.29m)

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 125 years from 1st January 2011

EPC Rating: C

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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