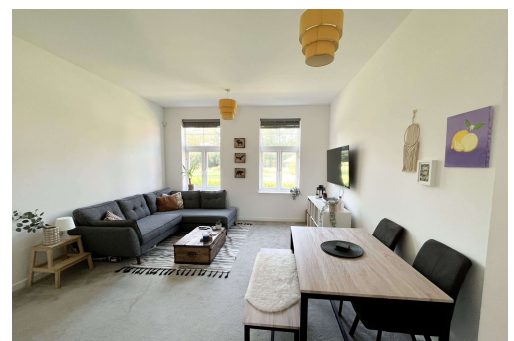




## Hugh Percy Court St Mary Park

- Ground floor apartment
- Well presented
- Ensuite shower room
- Allocated parking space
- Video entry phone system

**Offers In Excess Of: £140,000**



01670 511711  
17 Newgate Street, Morpeth NE61 1AW

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# Hugh Percy Court

St Mary Park

Trendy ground floor purpose built apartment nicely located with a lovely outlook within this modern prestigious development. Impeccably presented with high levels of security including video entryphone system. Other attractions include gas central heating, upvc double glazing and parking bay.

The layout comprises:- carpeted communal hallway, entrance hallway with built in cloaks cupboard, lounge with delightful open outlook over exceptional grounds and wide opening leading to stylish kitchen which has a comprehensive range of cabinets with complementing worktops and splashback panels with built in oven, hob, extractor and fridge and freezer. The master bedrooms has built in wardrobes and lavish ensuite shower room/wc with half tiled walls and oversized shower. There is also a main bathroom/W.C.

Viewing is essential.

Measurements:-

|             |              |                              |
|-------------|--------------|------------------------------|
| Lounge      | 14.7 x 12.10 | (4.45m x 3.91)               |
| Kitchen     | 9.0 x 6.10   | (2.74m x 2.08m)              |
| Bedroom One | 12.7 x 10.8  | (3.84m x 3.25m) At max point |
| Bedroom Two | 10.6 x 6.3   | (3.20m x 1.91m) At max point |

TENURE

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.

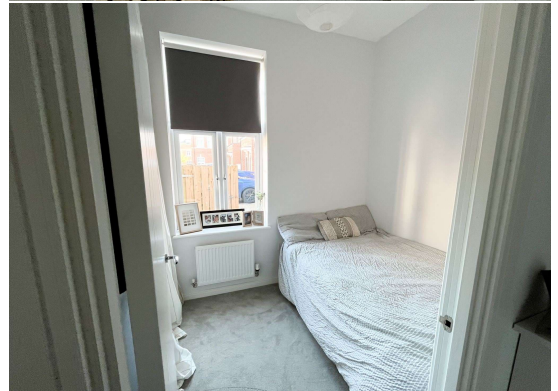
Length of Lease: 999 years from 1st August 2013

EPC Rating: B

Council Tax Band: B

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 81 B    | 81 B      |
| 69-80 | 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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