



## Northumberland Gardens

### Morpeth

- Upper floor apartment
- Two bedrooms
- Walking distance to town centre
- Allocated parking space
- No upper chain

**Asking Price: £210,000**



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SAYER

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# Northumberland Gardens

## Morpeth

Simply stunning top floor two bedroomed apartment, which is located within the exclusive and highly requested Old Registry building. The property sits in the centre of Morpeth town centre where you will find an array of local bars, restaurant and shopping delight to choose from. The property boasts a fantastic position, with impressive ceiling height, whilst internally offering that overall Wow factor!!

The property briefly comprises:- Entrance leading straight into an impressive open plan lounge, kitchen with floods of natural light due to the large ceiling height and full-length windows to compliment. The lounge has been fitted with light modern carpet, oak wooden doors and finished with modern décor. The high spec kitchen has been fitted with grey wall and base units and a white high gloss worktop, offering an abundance of storage. Integrated appliances include electric hob, oven and microwave, dishwasher and washing machine.

You have two bedrooms, one large double and a second single. Both bedrooms have been tastefully decorated and are ready to move straight into. The family bathroom has been finished in a crisp white and fitted with W.C., hand basin, bath and shower over bath.

The communal areas within this building are immaculately well looked after, giving an overall fantastic first impression to guests. Externally you have one allocated parking bay with the apartment, whilst visitor parking is also available for your guests, which is very rare in the centre of Morpeth.

Guaranteed to impress, and with no onward chain, this is a must view!

Lounge	19.09 X 10.05	(6.02m x 3.18m) At biggest points
Kitchen	9.07 x 8.07	(2.92m x 2.62m)
Bedroom One	11.07 x 11.02	(3.53m x 3.40m) At biggest points
Bedroom Two	8.04 x 6.04	(2.54m x 1.93m)
Bathroom	9.07 x 5.04	(2.92m x 1.62m) At biggest points

### PRIMARY SERVICES SUPPLY

Electricity: Electric  
Water: Mains  
Sewerage: Mains  
Heating: Mains  
Broadband: Fibre  
Mobile Signal Coverage Blackspot: No  
Parking: 1 allocated parking space

### RESTRICTIONS AND RIGHTS

Listed? Yes Grade 2  
Restrictions on property? No  
Easements, servitudes or wayleaves? No  
Public rights of way through the property? No

### RISKS

Flooding in last 5 years: No  
Risk of Flooding: Zone 2  
Any flood defences at the property: No

### 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: 1000 from 01/01/2019

Ground Rent: £10 yearly

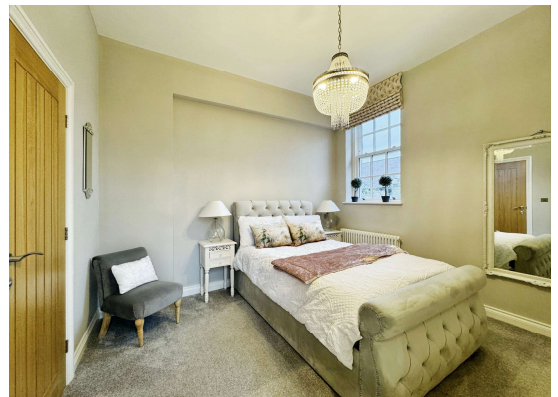
Service Charge: £1,703.09 Yearly

### COUNCIL TAX BAND: A

EPC RATING: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 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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