



## William Turner Court

Morpeth

- Ground Floor Apartment
- Retirement Living
- Two Bedrooms
- Communal Garden
- Stunning Location
- Allocated Parking Bay

**Offers In Excess Of £255,000**

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# William Turner Court Morpeth

**\*\*Two bedroomed, ground floor apartment\*\*** Located in the heart of Northumberland, Morpeth is known for its stunning beauty and steeped in history. William Turner Court was built by McCarthy & Stone purposely for retirement living. The development consists of 55 one and two-bedroom retirement apartments for the over 60s. You can relax, knowing that there's a House Manager on hand during office hours as well as the added benefit of having security features. These include a 24-hour emergency call system should you require assistance and a camera door entry system linked to your TV, so you can see who's calling before letting them in. There's no need to worry about being weighed down by maintenance costs either as the service charge covers the cost of external maintenance, gardening and landscaping, window cleaning, buildings insurance, water rates and security. Homeowners lounge with kitchen facilities and other communal areas.

The property briefly comprises:-

**Entrance Hall** - Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard with washer/dryer. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall.

**Lounge** - A spacious west facing lounge with the benefit of a balcony which can house a table and chairs whilst you watch the world go by. The lounge has ample space for dining and floods of natural light due to the double aspect views. TV and telephone points, two ceiling lights, vertical blinds and curtains, fitted carpets and raised electric power sockets.

**Kitchen** - Fully fitted kitchen with a range of modern low and eye level units and drawers with a work surface. Stainless steel sink with mono lever tap, drainer and window. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer, built in dishwasher, under pelmet lighting and tiled flooring.

**Master Bedroom** - Double bedroom with large mirrored wardrobe.

**Second Bedroom** - This bright and spacious room could even be used as an office space.

**Shower Room** - Fully fitted with suite comprising of a double walk-in shower with glass screen and hand rail, low level WC, vanity unit with sink and mirror above and heated towel rail.

**Service Charge** - £3520 (Breakdown) –

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

**Leasehold Information** - Lease Length: 999 years from 2017

**Ground rent:** £425 per annum

**Managed by:** McCarthy and Stone Management Services

It is a condition of purchase that the new resident/s are to meet the age requirement of 60+.

**Car Parking** - This property comes with an allocated parking bay

**Lounge/Diner:** 16'7 x 12'5 (5.05m x 3.78m)

**Kitchen:** 11'1 x 7'10 (3.38m x 2.39m)

**Bedroom One:** 13'3 x 10'8 (4.04m x 3.25m)

**Bedroom Two:** 12'7 x 8'10 (3.84m x 2.69m)

**Bathroom:** 7'1 x 6'11 (2.16m x 2.11m)

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Night Storage

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

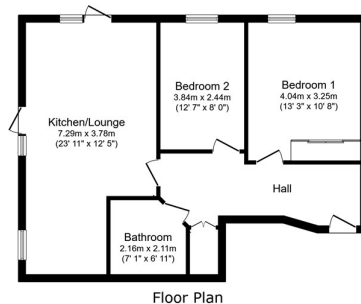
**EPC Rating:** B

**Council Tax Band:** D

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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.



This floor plan is for illustration purposes only. It is not drawn to scale. All measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. Any errors or omissions are the responsibility of the user. The user must verify any part of any agreement. No liability is taken for any errors, omissions or misstatements. A party must verify any part of any agreement. No liability is taken for any errors, omissions or misstatements. A party must verify any part of any agreement. No liability is taken for any errors, omissions or misstatements.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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