



## Springhill Walk

### Morpeth

- Ground Floor Apartment
- One Bedroom
- Ideal Location
- No Onward Chain
- Spacious and Bright
- Fully Enclosed Garden

**Auction Guide Price £70,000**

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# Springhill Walk Morpeth

For Sale by Auction: 30th April 2025 Option 2. Terms and Conditions apply.

Rare to the market, sits this ground floor one bed roomed apartment on Springhill Walk, Morpeth. The property boasts a great position, within walking distance of Morpeth and internally offering spacious bright and airy rooms. Kirkhill is a popular location with house hunters due to its proximity to not only Abbeyfield's first school but also within walking distance to the historic town of Morpeth centre where you will find an array of local bars, restaurants, river walks and shopping delights to choose from.

The property briefly comprises:- Entrance hallway, which leads through to a good size lounge with floods of natural light and views over the rear garden. The kitchen has been fitted with a range of wall and base units, offering an abundance of storage and large window over the front street. Appliances include electric oven and hob, washing machine and fridge/freezer.

You have one large double bedroom which has been fitted with dark laminate flooring and fresh beige walls. The family bathroom has been finished with W.C., hand basin, bath and shower over bath.

Externally, you have a generous sized level garden which is fully enclosed and has recently become a freehold and would belong to the buyer. This garden is ideal for those who enjoy outdoor living. Parking is available on street.

With no onward chain, this is a must view!

Lounge: 14'5 x 12'5 (4.39m x 3.78m)  
Kitchen: 12'4 x 7'10 (Max Points) (3.76m x 2.39m)  
Bedroom One: 12'6 x 10'11 (3.81m x 3.33m)  
Bathroom: 7'10 x 5'5 (Max Points) (2.39m x 1.65m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Broadband: Cable  
Mobile Signal / Coverage Blackspot: No  
Parking: On Street Parking

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360

Terms and conditions apply see [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

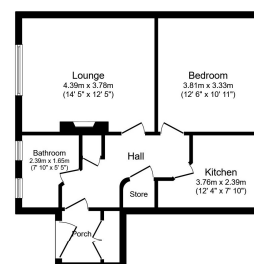
## TENURE

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: 125 years from 23rd February 2004

EPC Rating: C

Council Tax Band: A

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Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. All measurements, floor areas, including any total floor area, are approximate and are not intended to be used as a basis for any legal proceedings. It is the responsibility of the buyer to verify the accuracy of the floor plan and measurements. A party's view of the plan is not intended to be used as a basis for any legal proceedings. It is the responsibility of the buyer to verify the accuracy of the floor plan and measurements.

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any purchase. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**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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