



Darce Street | Morpeth | NE61 1HW

Offers In Excess Of: £320,000

ROOK
MATTHEWS
SAYER

**2****1****1****First Floor Apartment****Lift Access****Two Double Bedrooms****Communal Gardens****Sought After Location****Allocated Parking Bay****No Onward Chain****Leasehold**

For any more information regarding the property please contact us today

A rare opportunity to purchase this executive first floor apartment on the ever-desirable St James Place development, nestled within the heart of Morpeth town Centre. This exceptional property has been finished to a high standard throughout, offering its new owners a stylish and contemporary open-plan living space. Set within a secure gated development, this quiet development is surrounded with idyllic mature communal gardens and offers peace to anyone looking for a tranquil setting. Morpeth Town Centre is just a short drive away, where you will find an array of local bars, restaurants, shopping delights and river walks all on your doorstep!

Located on the first floor, this property can be accessed via the stairs or a lift, which is a rarity. Upon entering you are greeted by a welcoming entrance hall, which leads seamlessly into a large open plan lounge/kitchen, which is the heart of the home with fabulous views from the Juliet balcony. The lounge is a fantastic bright and airy space with a built-in media unit and complimented with a soft carpet. The generously appointed kitchen boasts a range of high-end stone units, offering an abundance of storage. Integrated appliances include fridge/freezer, dishwasher, washing machine and double oven.

To the opposite end of the living space, you are presented with two generous sized double bedrooms, both of which have been finished to a high standard and finished with modern décor. The master bedroom, further benefits from a walk-in wardrobe, providing excellent storage. The bathroom has been finished with a stunning porcelain tile from floor to ceiling, providing a luxurious space. Fitted with W.C., hand basin and large walk-in shower.

Externally, the property boasts well maintained communal gardens to enjoy. Additional benefits include garden maintenance, and window cleaning. A privately allocated space comes with the apartment plus additional guest parking.

Early viewings are recommended to appreciate the space on offer. Available with no onward chain, this is a must view.

Sitting Room/ Kitchen: 19'0 x 18'4 (5'79m x 5'59m)

Bedroom One: 13'4 x 9'3 (4'06m x 2'82m)

Bedroom Two: 11'4 x 9'4 (8'45m x 2'84m)

Bathroom: 9'1 x 5'5 (2'77m x 1'65m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: None

Mobile Signal / Coverage Blackspot: No

Parking: Allocated Parking Space

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 1 January 2016

EPC Rating: B

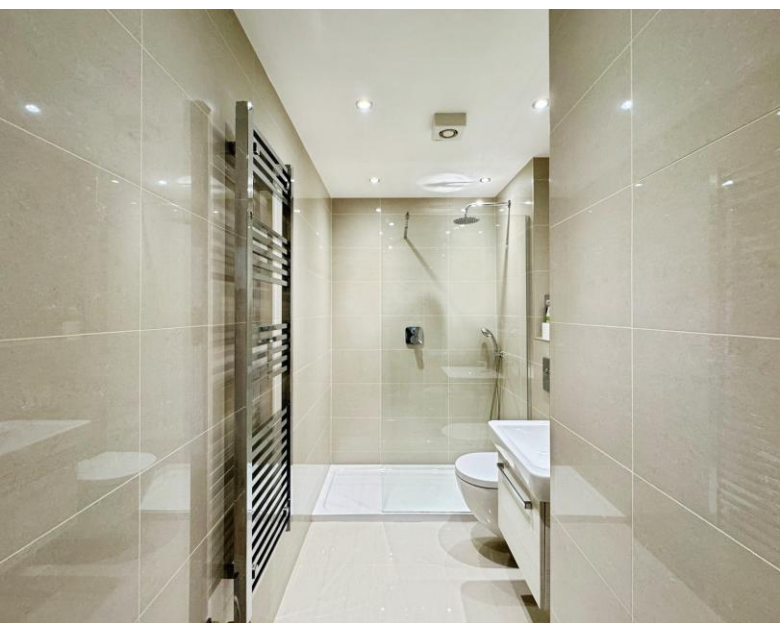
Council Tax Band: D

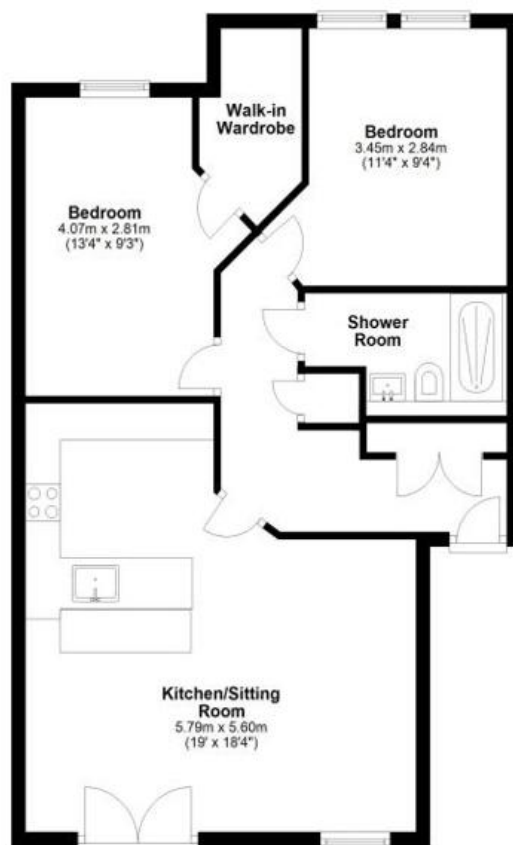
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Total area: approx. 67.7 sq. metres (728.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 expense. 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

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.

