



The Old Registry | Morpeth | NE61 1ER

Offers In The Region Of £210,000

ROOK
MATTHEWS
SAYER



2



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1

Stunning Top Floor Apartment

No Onward Chain

Two Bedrooms

High Spec Finishes

Town Centre Location

Allocated Parking Space

Modern Décor

Leasehold

For any more information regarding the property please contact us today

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 decor. 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!

PRIMARY SERVICES SUPPLY

Electricity: Mains
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 defenses 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

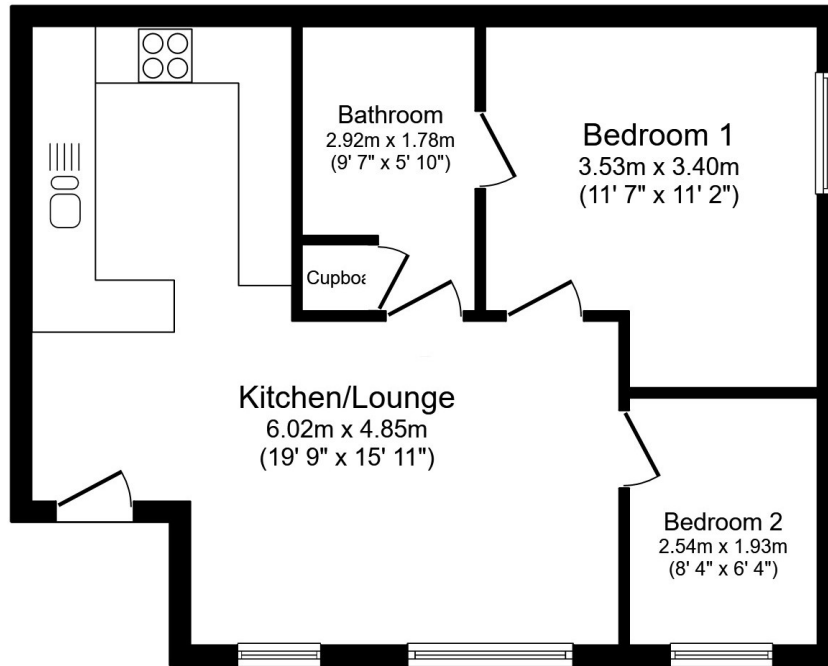
EPC RATING: C

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Floor Plan

Total floor area 48.7 sq.m. (524 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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		

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.



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