



George Fitzroy Court | St Mary Park | NE61 6FE

Asking Price £165,000

ROOK
MATTHEWS
SAYER



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Beautiful Ground Floor Apartment

No Onward Chain

Two Bedrooms

Stunning Communal Gardens

Secluded Location

Allocated Parking Space

Modern Décor

Leasehold

For any more information regarding the property please contact us today

Simply stunning with no onward chain! This beautifully presented two bedroomed ground floor apartment is available on George Fitzroy, St Mary Park which is a highly requested area due to its quiet secluded location. The property itself offers a great position, whilst internally offering that overall Wow factor! The property is surrounded by idyllic communal gardens and set within a quiet development with a gastro pub on your door-step. The picturesque village of Stanington itself offers a first school and further amenities, whilst the historic town of Morpeth town is only a short drive away, where you will find a fantastic selection of bars, restaurants and shopping delights to choose from. The property is within the catchment area for all Morpeth schools.

The property briefly comprises:- Entrance hallway, leading into a bright modern lounge, which has been fitted with light grey carpets and tastefully decorated. The airy lounge offers views over the greenery to the rear and benefits from a balcony, which can be accessed via the single patio door. The high spec kitchen has been fitted with a range of wall and base units offering excellent storage. Appliances include gas hob, electric oven, dishwasher, washer dryer and fridge/freezer.

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 benefit from fitted wardrobes. The master bedroom further benefits from its own ensuite shower room. The family bathroom has been finished with basin, W.C and bath tub.

Externally you have a private allocated parking space with additional visitor parking available. There is a generous sized communal garden that wraps around the entire building.

This could be a fantastic property for a first-time buyer or someone looking for a property within a highly requested area.

MEASUREMENTS

Lounge: 13'27 x 12'34 (4.01m x 3.73m)

Kitchen: 7'45 x 8'14 (2.24m x 2.46m)

Bedroom One: 16'98 x 9'96 Max Points (5.11m x 2.97m Max Points)

Ensuite: 6'31 x 3'44 Max Points (1.91m x 1.02m Max Points)

Bedroom Two: 10'73 x 8'39 Max Points (3.23m x 2.51m Max Points)

Bathroom: 6'31 x 6'29 (1.91m x 1.88m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas

Broadband: Fibre to Premises

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: 999 years from 1st August 2013

EPC Rating: C

Council Tax Band: B

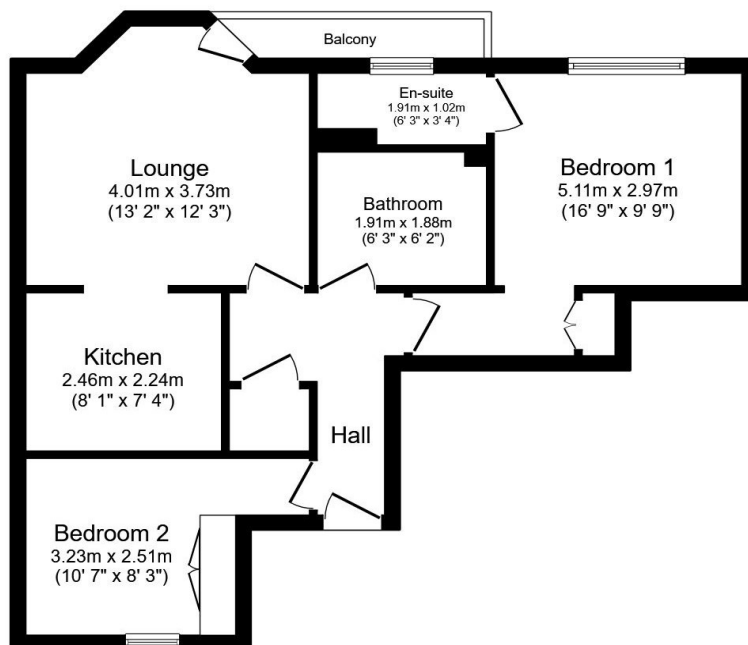
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Floor Plan

Floor area 54.2 sq.m. (583 sq.ft.)

Total floor area: 54.2 sq.m. (583 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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

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