



George Fitzroy Court | St Mary Park | NE61 6FE

Asking Price £158,950

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Sayer



2



1



2

Immaculate Ground Floor Apartment

Bright and Airy Rooms

Two Bedrooms

Beautifully Upgraded

Quiet Secluded Location

Idyllic Communal Gardens

Smart Home Technology Throughout

Private Driveway plus Garage

For any more information regarding the property please contact us today



T: 01670 511 711

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Immaculately presented to a very high standard, sits this two-bed ground floor apartment, on the ever-desirable George Fitzroy, St Marys Park. The apartment is nestled within a small and well-established community, which is a highly requested area due to its quiet secluded location. Surrounded by idyllic communal gardens, with fantastic walks on your doorstep and a gastro pub on your door-step, this property is ideal for those who enjoy outdoor living. The property itself has been beautifully upgraded by its current owners to include smart home technology throughout. The picturesque village of Stannington 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 spacious bright and airy lounge, which has been fitted with light grey carpets and complimented with fresh white walls, but also offers fantastic views over the communal gardens. The high spec light grey kitchen has been fitted with a range of wall and base units, offering an abundance of storage and appliances to include a four-ring gas hob, electric oven, dishwasher, washing machine and fridge/freezer.

To the opposite end of the living space, you are presented with two generous sized bedrooms, both of which have been carpeted throughout, whilst the master bedroom benefits from its own ensuite shower room. The family bathroom has been finished with W.C, hand basin and bath tub.

Externally you have a private driveway which can accommodate two cars, with additional visitor parking available plus a garage. The communal gardens engulf the entire rear side of the building, providing a great space to relax and enjoy the sunshine.

Lounge: 14'7 x 12'10 (4.45m x 3.91m)
Kitchen: 9'0 x 6'9 (2.74m x 2.06m)
Bedroom One: 14'7 x 10'9 Max Points (4.45m x 3.28m Max Points)
En-suite: 6'5 x 4'8 Max Points (1.96m x 1.42m Max Points)
Bedroom Two: 10'5 x 6'2 (3.18m x 1.88m)
Bathroom: 7'6 x 6'9 (2.29m x 2.06m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas & Electric
Broadband: Fibre to Premises
Mobile Signal / Coverage Blackspot: No
Parking: Driveway plus Garage

TENURE

Leasehold. It is understood that this property is leasehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser. Length of Lease: 999 years from 1 August 2013

EPC Rating: C
Council Tax Band: B

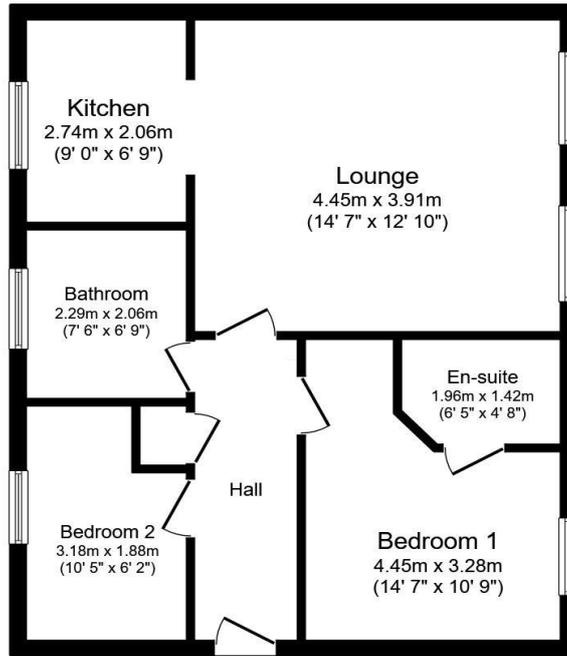
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Floor Plan

Floor area 57.6 sq.m. (620 sq.ft.)

Total floor area: 57.6 sq.m. (620 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 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.

