



William Turner Court | Morpeth | NE61 1US

Asking Price £218,000

RMS | Rook
Matthews
Sayer



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Apartment

High Spec Kitchen

One Bedroomed

Walk In Shower

Bright and Airy

Communal Areas

**Over 60's Retirement
Development**

One Allocated Parking Space

For any more information regarding the property please contact us today



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Located in the heart of Morpeth town centre, this beautifully presented one bed, second floor apartment, on William Turner Court, Morpeth. These apartments are within a purpose-built retirement development, which offers peace of mind, security and includes the benefits of the on-Site House Manager. Included is a 24-hour emergency call system should you require assistance and a camera door entry system linked to your TV, so you can see who's calling before letting them in. There's no need to worry about being weighed down by maintenance costs either as the service charge covers the cost of external maintenance, gardening and landscaping, window cleaning, buildings insurance, water rates and security. Homeowners lounge with kitchen facilities and other communal areas. For those aged 60 years plus. Morpeth is known for its natural beauty, rich history and as a gateway to all that Northumberland has to offer. The hustle and bustle of bars, restaurants and shopping delights, all within a stone's throw from your front door.

The property briefly comprises:- Entrance hallway, spacious lounge with patio door which leads out to a small balcony, where you can watch the world go by. The lounge has been fitted with light beige carpets and finished with neutral colours. The kitchen has been fitted with a range of high gloss wall and base units with integrated appliances to include fridge/freezer, electric oven and hob. You further benefit from a separate walk-in cupboard in the hallway which can easily accommodate your washing machine.

The bedroom is a spacious double with floods of natural light and a generous sized walk-in wardrobe. The bathroom has been beautifully finished and complimented with W.C., hand basin and walk-in shower.

For days out, you can head to Newcastle, an easy drive on the A1, which also links Morpeth to Edinburgh and beyond. Bus services run from near the McCarthy & Stone development to Newcastle upon Tyne, Berwick, Amble, Hexham and Carlisle.

Ground rent: £425 per annum

Service charges: £2,315 per annum

Managed by: McCarthy and Stone Management Services

It is a condition of purchase that the new resident/s are to meet the age requirement of 60+.

Car Parking - This property comes with an allocated parking bay

MEASUREMENTS

Lounge: 22'06 x 11'03 Max Points (6.86m x 3.43m Max Points)

Kitchen: 7'06 x 6'01 (2.29m x 1.85m)

Utility Area: 5'00 x 5'03 (1.52m x 1.60)

Bedroom One: 16'04 x 9'06 (4.98m x 2.90m)

Bathroom: 7'01 x 7'00 (2.16m x 2.13m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Dimplex Radiators

Broadband: Fibre to Cabinet

Mobile Signal Coverage Blackspot: 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.

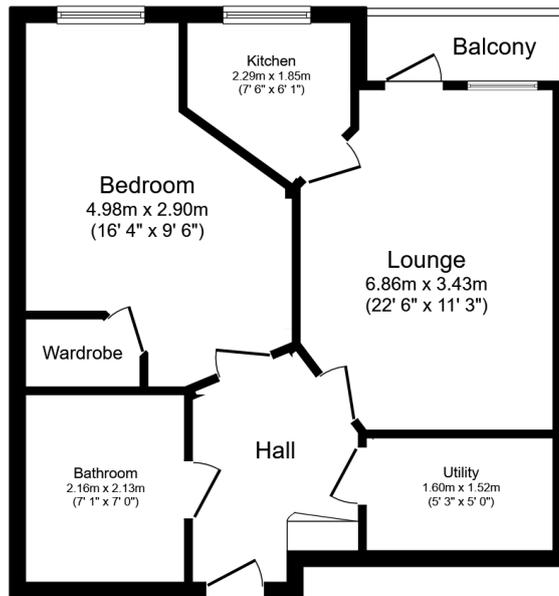
Length of Lease: 999 years from and including 1 June 2017

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch if you require any further information.

EPC Rating: B

Council Tax Band: D

M00008749.AB.LB.11/03/26.V.2



Floor Plan
Floor area 50.5 sq.m. (544 sq.ft.)

Total floor area: 50.5 sq.m. (544 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	89 B	89 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.