



Admiral Collingwood Court | Morpeth | NE61 1SQ

Asking Price £200,000

RMS | Rook
Matthews
Sayer



2



1



2

Fabulous Top Floor Duplex Apartment

No Onward Chain

Two Bedrooms

En-Suite Shower Room

Town Centre Location

Allocated Parking Space

Open Plan Lounge and Kitchen

Leasehold

For any more information regarding the property please contact us today



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This fabulous top floor duplex apartment is available in Admiral Collingwood Court, which is located right in the heart of Morpeth town centre. The property itself is located just a stones throw from all of the local delights that Morpeth has to offer, such as an array of traditional shops, local bars, restaurants and delightful river walks all on your doorstep. Internally the property offers spacious rooms and neutral décor throughout.

The property briefly comprises:- Entrance hallway, which guides you down the spacious light and airy open plan lounge and kitchen. The lounge is a great space for relaxation with a Juliet balcony, offering picture perfect views. In addition there is ample space for your dining table and chairs. The kitchen has been fitted with a range of wood wall and base units offering abundance of storage. Appliances include fridge freezer, dishwasher, washing machine, gas hob and electric oven. In the hallway there is a large walk-in cupboard, excellent for storage or a small home office.

There are two good size double bedrooms, two doubles and one single, both of which have been fitted with a light beige carpets. You further benefit from an extra room which could be used as a dressing room or office to suit. The master bedroom further benefits from its own en-suite shower room and large fitted wardrobes. The main bathroom is fully tiled and has been fitted with a basin, bath tub and W.C.

Externally you have one allocated parking space, which is a rarity around the centre of town.

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

#

MEASUREMENTS

Kitchen/Lounge: 19'10 x 15'6 Max Points (6.05m x 4.72m Max Points)

Bedroom One: 15'11 x 8'8 Max Points (4.85m x 2.64m Max Points)

En-suite: 8'8 x 3'8 (2.64m x 1.15m)

Bedroom Two: 11'9 x 8'5 (3.58m x 2.57m)

Dressing Room: 8'5 x 6'9 (2.57m x 2.06m)

Bathroom: 9'4 x 11'7 (2.84m x 3.53m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Night Storage

Broadband: Cable

Mobile Signal / Coverage Blackspot: No

Parking: Allocated Parking Space

TENURE

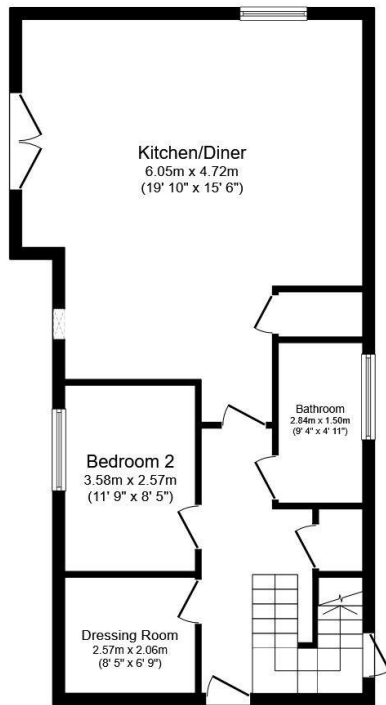
Leasehold: It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 125 years from 1st October 2000.

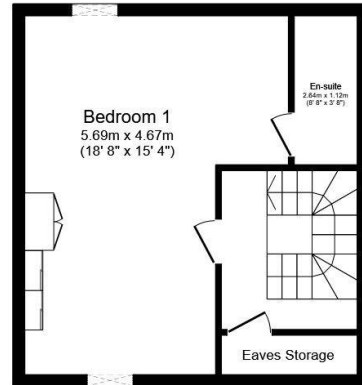
EPC Rating: C

Council Tax Band: D

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Ground Floor
Floor area 66.1 sq.m. (712 sq.ft.)



First Floor
Floor area 35.8 sq.m. (385 sq.ft.)

Total floor area: 101.9 sq.m. (1,097 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		82 B
69-80	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.

