



Aston Court | Morpeth | NE61 2GN

**Asking Price £190,000**

**RMS** | Rook  
Matthews  
Sayer



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**Stunning Ground Floor Flat**

**No Onward Chain**

**Two Bedrooms**

**Peaceful Communal Garden**

**Ever-Desirable Location**

**One Allocated Parking Bay**

**Open Plan Lounge/Kitchen**

**Leasehold**

For any more information regarding the property please contact us today



T: 01670 511 711

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Simply stunning and guaranteed to impress, this two bedroomed ground floor flat at Aston Court is located on the ever-desirable Horseshoe Way, Morpeth. The property boasts a fantastic position within walking distance to Morpeth Centre, with a gorgeous enclosed garden to the rear and internally offering that overall Wow factor! This is an extremely sought-after location with families, not only due to being within walking distance to the local first school, but Morpeth Town Centre is only a very short walk away, where you will find an array of bars, shopping and culinary delights on your doorstep. Boasting a fabulous position with access to a peaceful communal garden and internally the property offering that overall Wow factor, this property will not be around for long.

The property briefly comprises:- Entrance hallway, leading into a light and airy open plan lounge/kitchen. The lounge has been fitted with light grey carpets and white crisp walls. The lounge further benefits from views over the communal garden, which can be accessed via the double patio doors. The high spec kitchen has been fitted with a range of base units, offering an abundance of storage. Integrated appliances include a gas hob and electric oven. The lounge/kitchen is a great spacer with ample room for your own dining table and chairs.

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 finished with modern décor. The bathroom has been partially tiled and finished with basin, W.C, bath and shower over bath.

Externally, you have a secluded communal garden and one allocated parking bay, along with additional visitor parking.

With no onward chain this property won't be around for long, call us now to arrange your viewing today.

#### MEASUREMENTS

Lounge/Kitchen: 21'4 x 12'9 Max Points (6.50m x 3.89m Max Points)

Bedroom One: 13'7 x 10'3 (4.14m x 3.12m)

Bedroom Two: 9'0 x 16'3 (2.74m x 4.95m)

Bathroom: 7'6 x 5'7 (2.29m x 1.70m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central

Broadband: TBC

Mobile Signal / Coverage Blackspot: No

Parking: Allocated Parking Bay

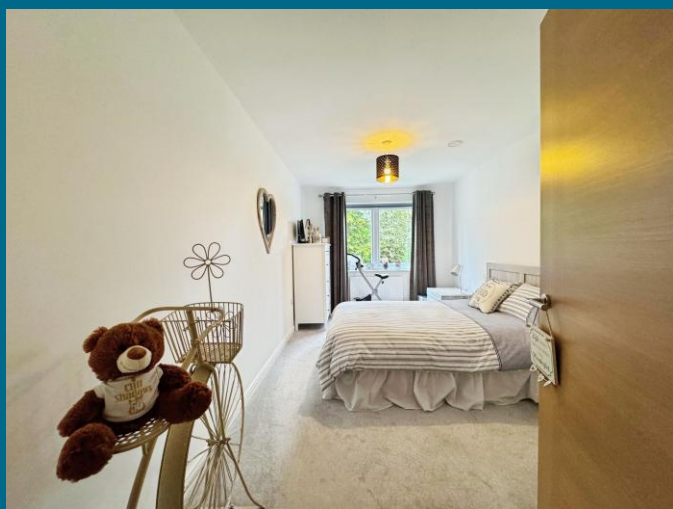
#### TENURE

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. Lease: 125 years from 1st January 2018.

EPC Rating: B

Council Tax Band: C

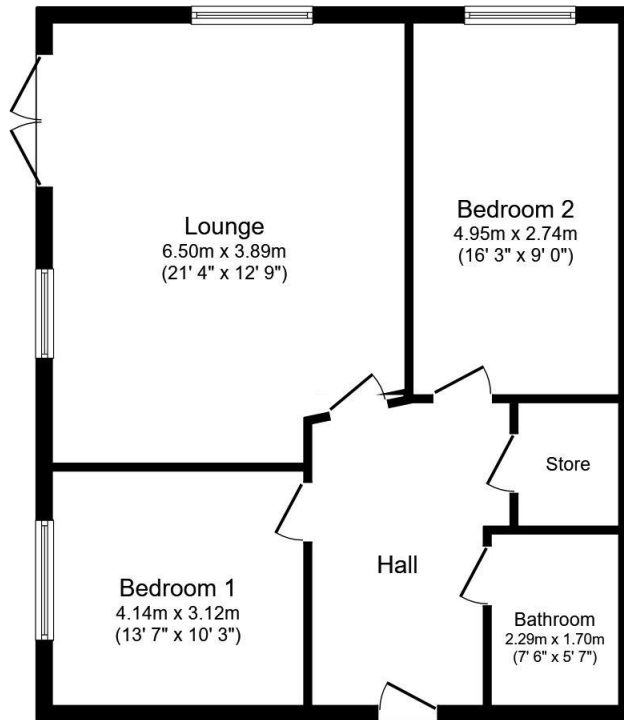
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**Floor Plan**

Floor area 68.5 sq.m. (738 sq.ft.)

Total floor area: 68.5 sq.m. (738 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	84 B	84 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 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.

