



Clock Tower | Morpeth | NE61 1LY

Asking Price £107,500

RMS | Rook
Matthews
Sayer

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Top Floor Apartment

Generous Sized Double Bedroom

Town Centre Location

Modern Kitchen

No Onward Chain

Walk In Shower

Inviting Reception Room

Leasehold

For any more information regarding the property please contact us today



We are pleased to welcome to the market this top floor purpose-built apartment located in the heart of Morpeth town centre. The property boasts a superb location, you will find an array of traditional shops, local bars, restaurants and delightful river walks all on your doorstep. Internally the property has been finished with modern decor making it ready to move into!

The property briefly comprises:- Entrance hallway, leading into an inviting lounge which has been finished with neutral colours. The modern kitchen has been fitted with a range of wall and base units offering an abundance of storage.

To the opposite end of the living space, you have a generous sized double bedroom. The bathroom has been fitted with a large walk-in shower, basin and W.C.

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

MEASUREMENTS

Lounge: 13'02 x 10'07 (4.01m x 3.22m)

Kitchen: 8'05 x 7'09 Max Points (2.57m x 2.36m)

Bedroom One: 9'06 x 12'00 (2.90m x 3.66m)

Bathroom: 5'05 x 8'01 (1.65m x 2.46m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: ADSL

Mobile Signal / Coverage Blackspot: No

Parking: None

TENURE

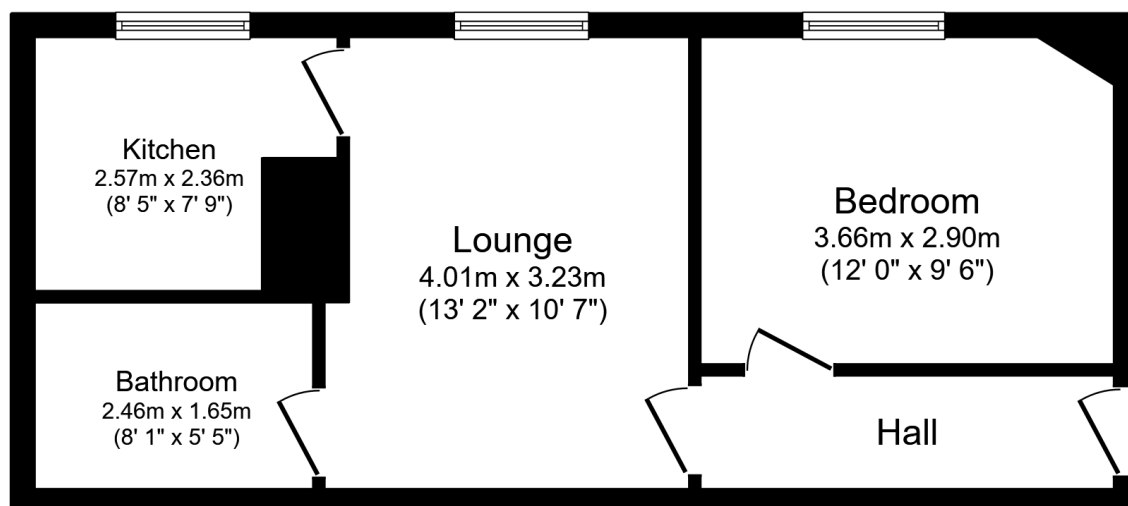
It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs. Length of Lease: 189 years from 21 January 1979

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

EPC Rating: E

Council Tax Band: A

M00009066.LB.LB.27/08/26.V.2



Floor Plan

Total floor area: 38.2 sq.m. (411 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		77 C
55-68	D		
39-54	E	52 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.