



Dawson Place | Morpeth | NE61 1AQ

Asking Price £115,000

RMS | Rook
Matthews
Sayer



2



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1

Lovely Ground Floor Apartment

No Onward Chain

Two Bedrooms

Mature Communal Gardens

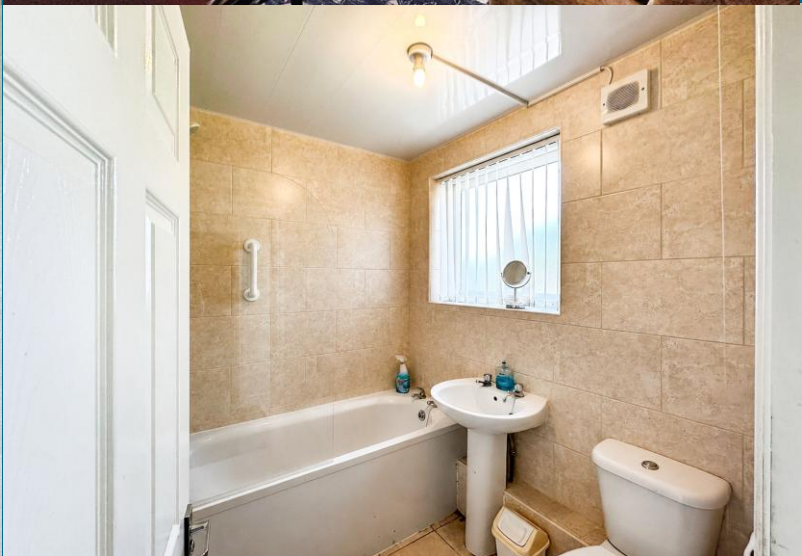
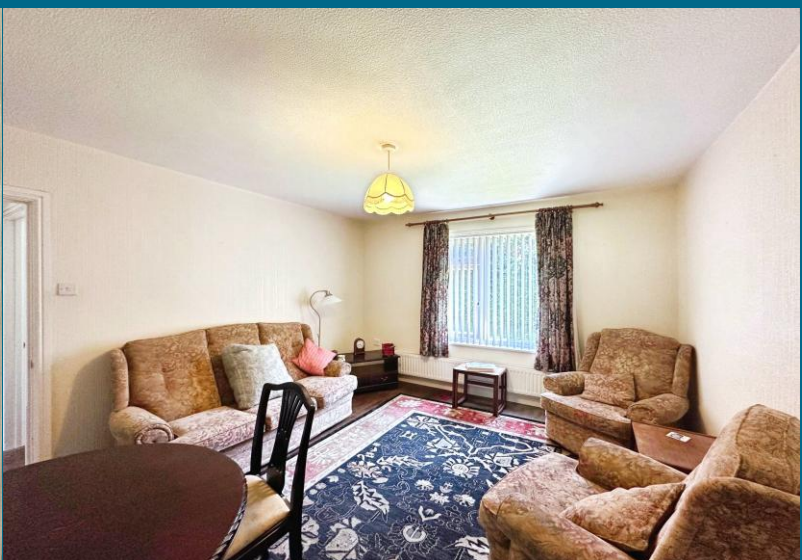
Town Centre Location

Permit Parking Available

Bright and Airy Rooms

Leasehold

For any more information regarding the property please contact us today



T: 01670 511 711

morpeth@rmsestateagents.co.uk

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A real rarity to find, sits this two bedroomed ground floor apartment, which is in the heart of Morpeth Centre. This idyllic spot, is always in high demand with house hunters, not only due to its superb location, but it offers in new buyers peaceful living, surrounded by green communal gardens, set within a great community.

The property briefly comprises:- Entrance hallway, leading into a spacious bright and airy lounge, which has been fitted with laminate flooring throughout and offers views over the rear communal gardens. The galley style kitchen has been fitted with a range of wall and base units, offering ample storage and space for your own white goods.

To the opposite end of the living space, you are presented with two generous sized bedrooms, one double and one single, both of which have been fitted with laminate flooring and neutral décor. The family bathroom has been finished with W.C, hand basin, bath tub and shower over bath.

Externally to the front of the property, you are surrounded by mature communal gardens to enjoy. On street permit parking is available to apply for via the council.

A must view!

MEASUREMENTS

Lounge: 13'6 x 11'11 (4.11m x 3.63m)

Kitchen: 9'1 x 7'2 (2.77m x 2.18m)

Bedroom One: 13'3 x 10'3 Max Points (4.04m x 3.12m Max Points)

Bedroom Two: 10'1 x 6'8 (3.07m x 2.03)

Bathroom: 6'4 x 5'3 (1.93m x 1.60m)

Utility: 5'10 x 4'11 (1.78m x 1.50m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: ADSL Copper Wire

Mobile Signal / Coverage Blackspot: No

Parking: Permit Parking available to apply for via the council.

TENURE

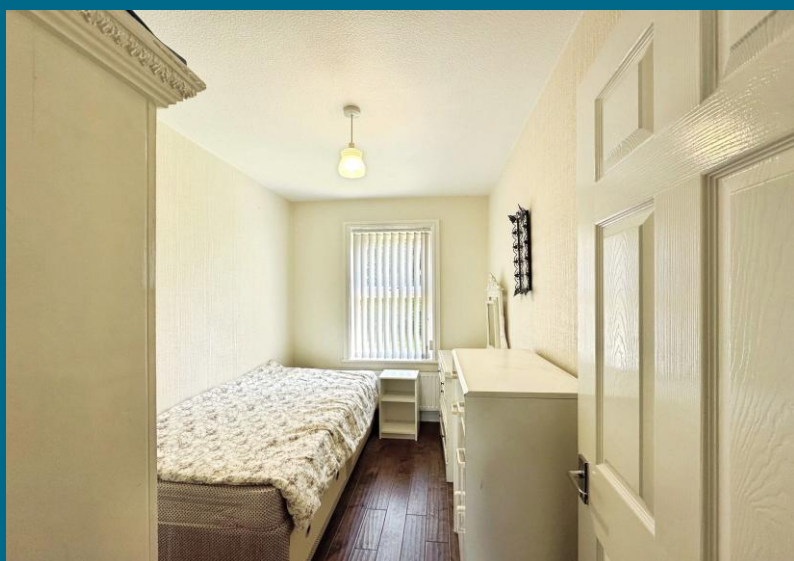
Leasehold – It is understood that this property is leasehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser. Length of lease: 125 years from 12 September 2005.

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: C

Council Tax Band: A

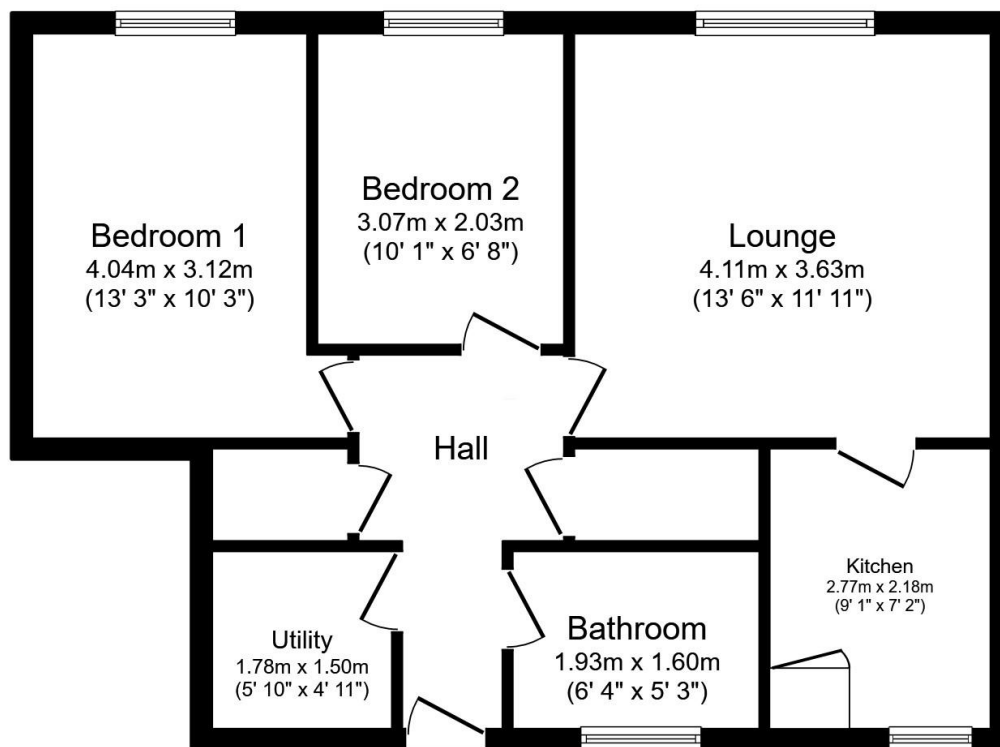
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Floor Plan

Total floor area: 59.9 sq.m. (645 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	71 C	75 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.

