



William Turner Court | Morpeth | NE61 1US

Offers In The Region Of £345,000

RMS | Rook
Matthews
Sayer



Stunning First Floor Apartment

Bright and Airy Rooms

Two Bedrooms

Relaxing Private Balcony

Town Centre Location

Allocated Parking Space

River View

Leasehold

For any more information regarding the property please contact us today



FIRST FLOOR APARTMENT WITH A RIVER VIEW! This stunning apartment will be in high demand, due to the space it offers throughout, plus that all important river view, where you can relax on your from your private balcony, and watch the world go by. Located in the heart of Northumberland, Morpeth is known for its stunning beauty and steeped in history. William Turner Court was built by McCarthy & Stone purposely for retirement living. The development consists of 55 one and two-bedroom retirement apartments for the over 60s. You can relax, knowing that there's a House Manager on hand during office hours, as well as the added benefit of having security features. These include 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.

The property briefly comprises:-

Entrance Hall - Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard with washer/dryer. Illuminated light switches, smoke detector, and apartment security door entry system with intercom.

Lounge - This is a fantastic bright and airy space, with floods of natural light from the patio door, which leads onto your own private balcony. The lounge has ample space for dining, including TV and telephone points, fitted carpets and raised electric power sockets.

Kitchen - Fully fitted kitchen with a range of modern low and eye level units and drawers with a work surface. Integrated appliances include a built-in oven with ceramic hob with extractor, fridge, freezer, built in dishwasher, under pelmet lighting and tiled flooring.

There are two very spacious double bedrooms, both of which offer those all-important river views. The master bedroom further benefits from its own en-suite shower room, whilst the main family shower room comes fully fitted with suite comprising of a double walk-in shower with glass screen and hand rail, low level WC, vanity unit with sink and mirror above and heated towel rail.

Service Charge - £309.24 per month (Breakdown) -

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Leasehold Information - Lease Length: 999 years from 2017
Ground rent: £247.50 Six monthly.

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/Diner: 23'9 x 11'3 (7.24m x 3.43m)

Kitchen: 8'1 x 7'6 (2.46m x 2.29m)

Bedroom One: 24'3 x 9'10 Max Points (7.39m x 2.99m Max Points)

En-suite: 7'0 x 6'10 (2.13m x 2.08m)

Bedroom Two: 19'7 x 9'6 Max Points (5.97m x 2.90 Max Points)

Bathroom: 7'0 x 5'0 (2.13m x 1.52m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: Fibre to Cabinet

Mobile Signal Coverage Blackspot: No

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: B

Council Tax Band: E

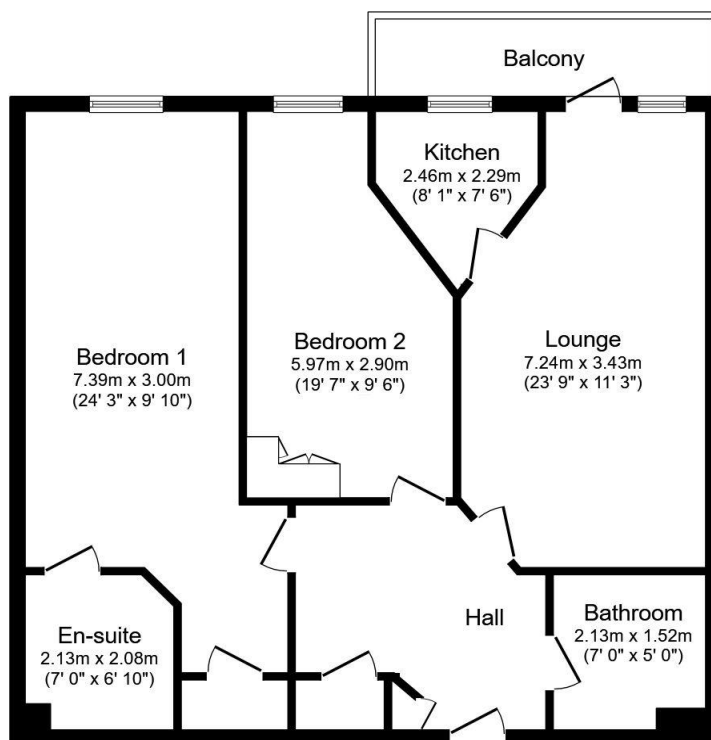
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Floor Plan

Total floor area: 84.4 sq.m. (908 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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	90 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.

