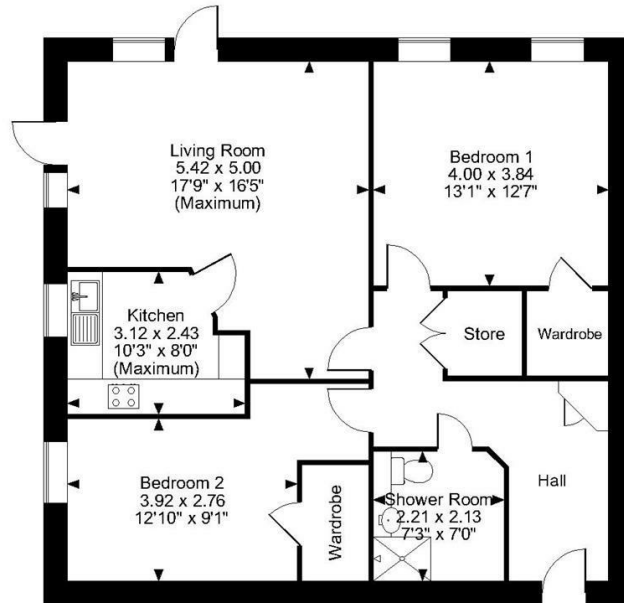
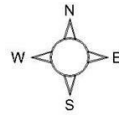


William Turner Court, GooseHill, Morpeth
Approximate Gross Internal Area
880 Sq Ft/82 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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McCARTHY STONE RESALES

6 WILLIAM TURNER COURT GOOSE HILL, MORPETH, NE61 1US



COUNCIL TAX BAND: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



A wonderfully bright, airy and spacious TWO BEDROOM retirement apartment, situated on the GROUND FLOOR. Benefitting from DUAL ASPECT Living Room with doors out to TWO PATIO AREAS boasting fabulous RIVER VIEWS.

ASKING PRICE £345,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

GOOSE HILL, MORPETH

2 BED | £345,000

SUMMARY

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.

LOCAL AREA

Located in the heart of Northumberland, Morpeth is known for its natural beauty, rich history and as a gateway to all that Northumberland has to offer. If you like shopping, Morpeth is a dream destination. On the town's high street, you'll find all your favourite brands and labels, as well as a few local shops for unique gifts and treasures. You can't miss Rutherfords, an old-fashioned department store that has been trading since 1846. Morpeth is more than just clothes shopping though as there's also a bustling weekly market every Wednesday, as well as the Morpeth Farmers Market on the first Saturday of the month. Pick up fresh produce from local farmers, as well as handmade arts and crafts.

ENTRANCE HALL

Front door with spy hole. From the hallway there is a door

to a storage cupboard and another cupboard which contains the washer/dryer and the water system. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the lounge, bedrooms and shower room.

LOUNGE

A bright, airy and spacious lounge with the benefit of dual aspect windows and two doors out to walk-out patio areas enjoying wonderful views. The lounge has ample space for dining. TV and telephone points, two ceiling lights, fitted carpets and raised electric power sockets. Partially glazed door lead onto a separate kitchen. 24-hour Tunstall emergency button.

KITCHEN

Fully fitted kitchen with a range of modern low and eye level units and drawers with a work surface. Stainless steel sink with mono lever tap, drainer and window. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer, under pelmet lighting and tiled flooring.

BEDROOM ONE

Double bedroom with two large windows allowing plenty of natural light to flood in. Benefitting from a good sized walk-in wardrobe. Ceiling light, TV phone point, fitted carpets and raised electric power sockets.

BEDROOM TWO

This bright and spacious room benefits from having a walk-in wardrobe. Could alternatively be used as an office or hobby room.

SHOWER ROOM

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 (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. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge £3,556.15 per annum (for financial year ending 30/06/2024)

LEASEHOLD INFORMATION

Lease Length: 999 years from 2017

Ground rent: £495 per annum

Ground rent review: Jun 2032

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 a parking space.

ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

