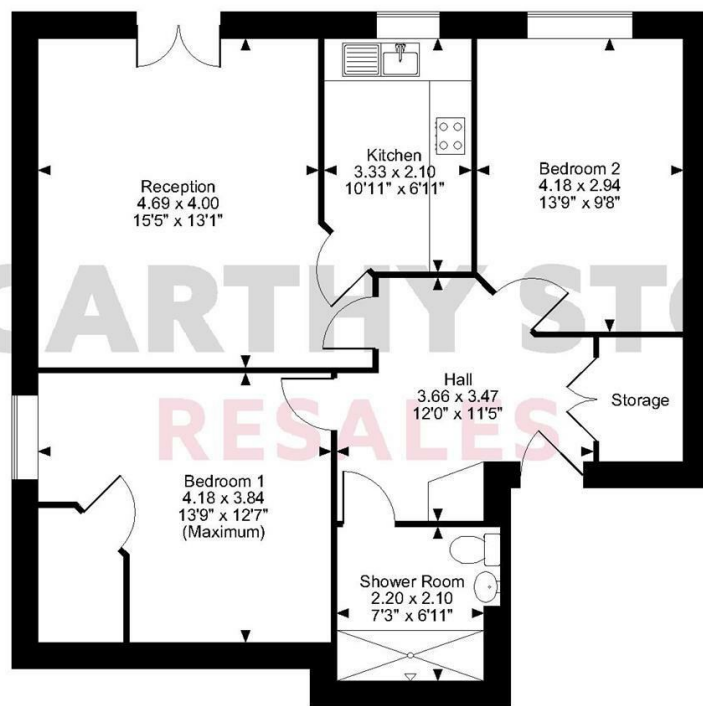


William Turner Court, GooseHill, Morpeth
Approximate Gross Internal Area
789 Sq Ft/73 Sq M



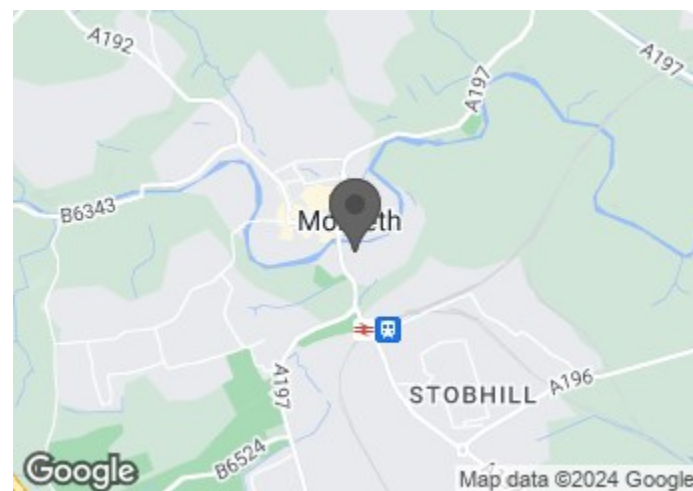
Second Floor FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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McCARTHY STONE RESALES

33 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			
(69-80) C			
(55-68) D			
(39-54) E		86	86
(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.



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A wonderfully bright, airy and spacious TWO BEDROOM retirement apartment, situated on the SECOND FLOOR with JULIET BALCONY and is sold with a PARKING SPACE within this desirable McCarthy Stone retirement development for the over 60's ON THE BANKS of the RIVER WANSBECK just 200 metres from Morpeth TOWN CENTRE.

ASKING PRICE £320,000 LEASEHOLD

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

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

2 BED | £320,000

WILLIAM TURNER COURT

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 and sits on the banks of the River Wansbeck where there is an abundance of wildlife and changing scenery throughout the seasons.

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, security and energy costs of the homeowners lounge with kitchen facilities and other communal areas.

For socialising, the elegantly designed resident's lounge is a great space to meet with friends, family or neighbours and leads onto a terraced seating area at the front of the development, perfect for those warmer days. There is also a mobility scooter storage room and guest suite for friends or family if they wish to extend their stay (usually for a fee of £25 per night - subject to availability).

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. The highstreet is located just 150 yards from the development and you'll find all your favourite, well known 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 an abundance of cafes, pubs and restaurants along with 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. There is a Morrison's Super Market and a Lidl just a third of a

mile away and a new leisure centre (opened in 2023) just 0.2 miles away. Bus stops are located outside the development and Morpeth Train Station is located half a mile away.

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - illuminated light switches, smoke detector, . There are two storage cupboards in the hall, one of which is an invaluable utility room, with washer/dryer, which is also used as a spacious storage cupboard with shelving. Doors lead to the lounge, bedrooms and shower room.

LOUNGE

A spacious room with juliet balcony and south westerly aspect. The lounge has ample space for dining, and a feature electric fire adds a nice focal point to the room. There are TV and telephone points, two ceiling lights, ample raised electric power sockets and fitted carpet. A partially glazed door leads into the separate kitchen. Apartment security door entry system with intercom and 24-hour emergency button.

KITCHEN

Fully fitted modern kitchen with a range of cream, high gloss, low and eye level units and drawers with a complimenting work surface over; Stainless steel sink and drainer with mono lever tap beneath a window. Appliances include a built-in oven, ceramic hob with extractor hood over, fridge, freeze. Tiled flooring, under pelmet lighting and ceiling spotlight.

BEDROOM ONE

Generous sized double bedroom with door to walk in wardrobe housing shelving and hanging rails. Two ceiling lights, TV and telephone points, fitted carpets and raised electric power sockets.

BEDROOM TWO

Another generous bedroom. TV and telephone point, raised power points and fitted carpet.

SHOWER ROOM

Comprising of a walk-in shower cubicle with adjustable showerhead, glass door and hand rail. WC with concealed cistern, vanity unit with storage and wash hand basin with illuminated mirror and shaver point above. Electric heated towel

rail, central ceiling light, partially tiled walls and tiled floor and emergency pull-cord.

CAR PARKING

This property comes with a parking space.

SERVICE CHARGE (BREAKDOWN)

- House Manager
 - 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.

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-32

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+.

ADDITIONAL INFORMATION & SERVICES

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

