

# BRUNTON

RESIDENTIAL



**PETHGATE COURT, MORPETH, NE61**

**£275,000**

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**GROUND FLOOR APARTMENT - SOUGHT AFTER LOCATION - GRADE II LISTED BUILDING**  
Brunton Residential are delighted to offer this ground floor apartment in Pethgate Court on Castle Square in the heart of Morpeth town centre. This spacious, two bedroom property offers ample living accommodation, two double bedrooms and is conveniently located close to local shops, restaurants and transport links.

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Accommodation briefly comprises; secure communal entrance and hallway leading to the property on the ground floor. Once inside the apartment, a central hallway leads to all rooms. There is a bright, spacious lounge area with two large windows allowing natural light to flood the space. The master bedroom has fitted wardrobes whilst the second bedroom could also make an excellent home office or nursery. The stylish kitchen offers a range of wall and floor units, coordinated work surfaces and some fitted appliances as well as a central island with additional storage and space for informal dining. The accommodation is rounded off with a tiled family bathroom with WC, basin, bath and walk-in shower. Externally, there is a communal patioed garden area with planted areas.

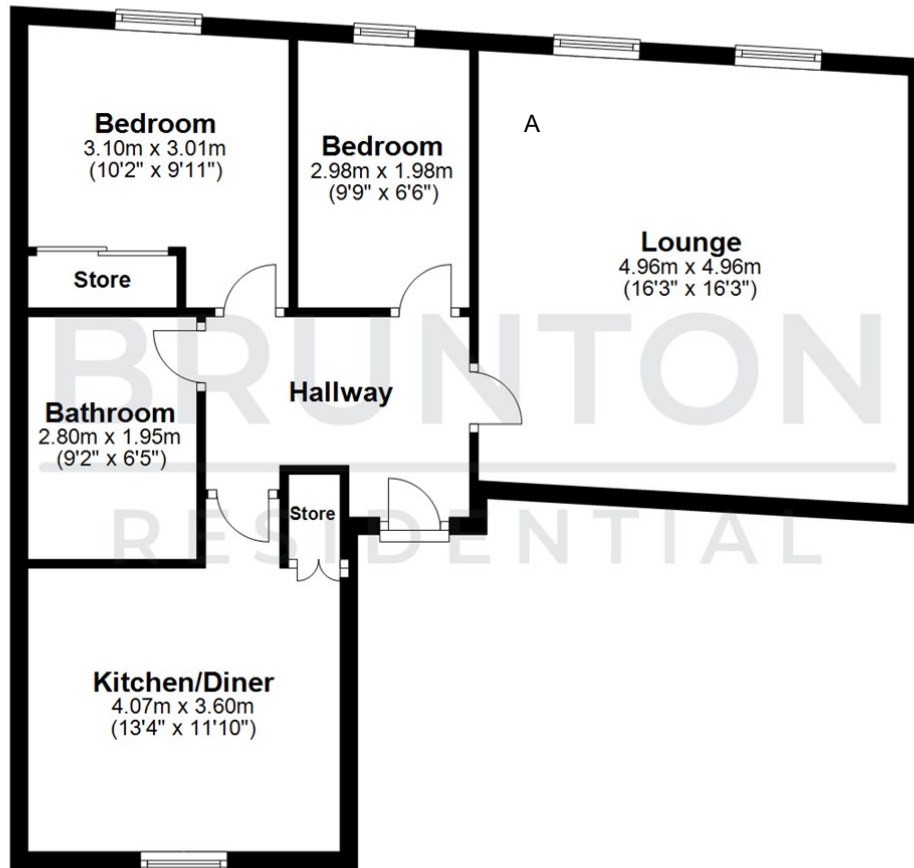


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### Ground Floor

Approx. 67.1 sq. metres (722.7 sq. feet)



Total area: approx. 67.1 sq. metres (722.7 sq. feet)

All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.

TENURE : Leasehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : A

EPC RATING : D

SERVICES :



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current: <b>61</b>	Potential: <b>75</b>
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
Current: <b>D</b>	Potential: <b>D</b>
EU Directive 2002/91/EC	