

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**43 SILVAS COURT DACRE STREET MORPETH NORTHUMBERLAND NE61
1HQ**



- McCarthy & Stone Retirement Complex
- No Further Chain
- Second Floor Flat
- EPC Rating - C
- Council Tax Band - D
- Lift & Warden Service
- 2 Bedrooms
- Communal Lounge & Guest Suite
- Tenure - Leasehold*
- Services: Mains Electric, Water & Sewage

Offers Over £135,000

43 SILVAS COURT DACRE STREET MORPETH NORTHUMBERLAND NE61 1HQ

A two bedroom, second floor apartment situated within Silvas Court, a McCarthy & Stone retirement apartment within central Morpeth. The development is within close proximity of all town centre amenities and the complex itself has the benefit of lift access to all floors, a guest suite for staying relatives, a communal lounge area and is warden assisted. The accommodation is available with no further chain and briefly comprises: entrance hall, lounge, kitchen, two bedrooms and a bathroom/WC. Externally the development has communal gardens and a residents only car park.

COMMUNAL HALL

With stairs and lift access, leading to the second floor.

43 SILVAS COURT

On the second floor

HALL

Night storage heater, fitted cupboard, and airing cupboard with lagged hot water cylinder.

KITCHEN

Wall and base units incorporating a ceramic hob with cooker hood over, double oven, electric wall mounted convector heater, double glazed window, single drainer sink unit with mixer tap, and space for under-bench fridge freezer.



LOUNGE

18'8" x 10'8" maximum measurement (5.70 x 3.26 maximum measurement)

Double glazed window, night storage heater, large fitted cupboard, and two wall lights.



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BEDROOM ONE

15'4" x 9'8" maximum measurement (4.68 x 2.96 maximum measurement)
Double glazed window, wall mounted convector heater, and two pairs of wall lights.



BEDROOM TWO

15'7" x 9'3" measurements include fitted wardrobes (4.76 x 2.83 measurements include fitted wardrobes)
Fitted wardrobes, night storage heater, double glazed window, and two pairs of wall lights.



BATHROOM

Walk in shower with glass screen, wash hand basin, close coupled WC, tiled walls and floor, wall mounted convector heater, extractor fan, electric heated towel rail, and recessed ceiling light.



RESIDENTS LOUNGE

GUEST BEDROOM WITHIN DEVELOPMENT

LAUNDRY ROOM

Located on the ground floor within the development. Residents are given set days and times for use of the laundry room.

EXTERNALLY

Externally there are well tended communal gardens and a resident only car park.



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GENERAL INFORMATION

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are reproduced for general information and it must not be inferred that any item is included for sale within the property.

MATERIAL INFORMATION

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regard to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating - Mains Electric

Broadband and Mobile - Available - excluding Ultrafast broadband .(Ofcom Broadband & Mobile Checker Jan 2024).

Flood Risk - Rivers & Sea - Low Risk. Surface Water - High Risk.

Planning Permission - There are no current active planning permissions for Silvas Court. Source - <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> - January 2024.

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on a coalfield. Your legal advisor will be able to advise you of any implications of this.

TENURE, COUNCIL TAX BAND, & EPC

*Leasehold We believe there are approximately 100 years remaining on the lease.

We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure. We have been advised that the ground rent is £352.22 half yearly and the service charge is £1490.33 half yearly.

We await confirmation of lease details and charges.

On selling the property 1% of the gross sale price or open market value determined by the Landlord's surveyor will be payable.

Further fees and/or amendments to fees may apply and purchasers must satisfy their own enquiries with regard to charges through their legal advisor.

Council Tax Band D - taken from gov.uk August 2022.

EPC Rating C - taken from gov.uk August 2022.

GOOGLE MAPS

If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

17H22CHCH

Energy Efficiency Rating

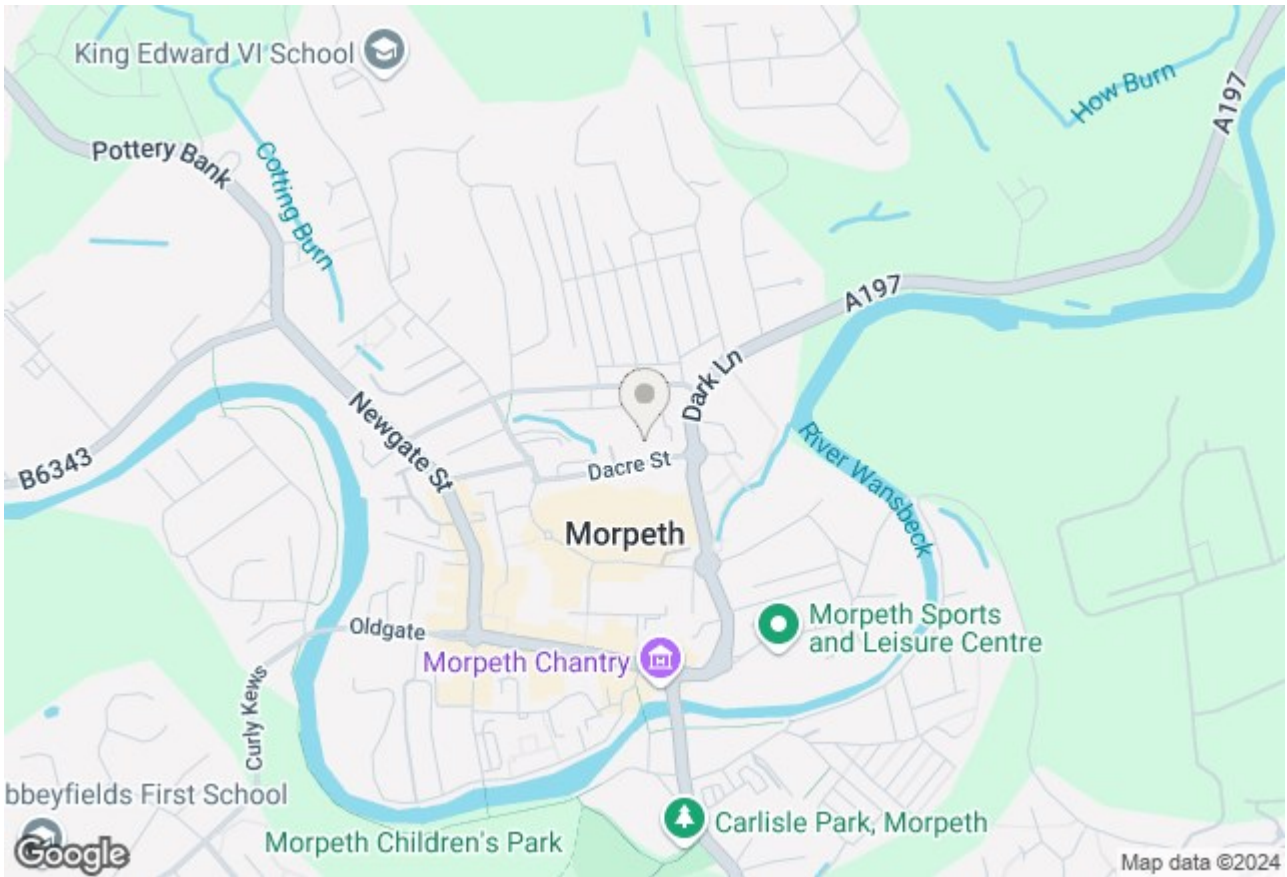
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

78

81

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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