

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**45 SILVAS COURT DACRE STREET MORPETH NE61 1HQ**



- One Bedroom Apartment In Need of Updating
- Communal Lounge
- 18 Months Ground Rent & Service Charge Paid Upon Completion\*\*
- Council Tax Band: C
- Services: Mains Electric, Water, Sewage & Drainage
- Retirement Complex
- Well Maintained Communal Grounds
- Tenure: Leasehold
- EPC: C

**Price £85,000**

# 45 SILVAS COURT DACRE STREET MORPETH NE61 1HQ

With 18 months ground rent and service charge paid upon completion by the sellers subject to an acceptable offer being received! Saving the successful purchaser over £4000!

A one bedroom, top floor retirement apartment with lift access situated on Silvas Court within the centre of Morpeth, close to all amenities. Overlooking Dark Lane, towards Morrisons, the apartment has lots of natural light and the accommodation briefly comprises of:- Entrance hall, lounge diner, kitchen, double bedroom with built in wardrobes and a bathroom/wc.

Silvas Court is a warden assisted development of retirement apartments. The development is set over three floors with lift access to all levels and has a large communal lounge, laundry room and a guest suite for staying visitors (charges apply). Externally there are very well tended communal gardens and a private car park. Occupying a town centre location, Silvas Court is very convenient proximity to shops including Next, Marks & Spencers in addition to a wide range of further high street and local retailers, cafes, healthcare facilities and Bus Station providing connections to the surrounding areas including Alnwick and Newcastle.

## COMMUNAL ENTRANCE TO SILVAS COURT

A secure entry with access via a key fob or telephone intercom. The communal hallway provides access to the laundry room, residents lounge and guest suite, along with the house managers office, lift, and stair access to all floors.

## 45 SILVAS COURT

### ENTRANCE HALL

Entrance door providing access to hallway with an electric storage heater and built in storage cupboard.

### LOUNGE DINER

*3.18 x 5.45 maximum measurements*

Double glazed window, electric fire in decorative surround, electric storage heater. Television point. Double doors providing access to the kitchen.



### KITCHEN

Fitted with a range of wall and base units with roll top work surfaces, sink drainer unit with dual taps and an integrated electric oven and hob. Double glazed window.



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## BEDROOM

3.65 exc. robe x 2.61 max

A double bedroom with double glazed window, electric storage heater and mirror fronted, built in wardrobes.



## BATHROOM/WC

Fitted with a low level w.c, wash hand basin in vanity unit and a panelled bath with shower over. Extractor fan.



## EXTERNALLY

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

## 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.

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## 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.

## SERVICE CHARGES & GROUND RENT

We await confirmation of lease details and charges.

We believe there are approximately 99 years remaining on the lease and the service charge to be in the region of £2253 per annum.

There is also ground rent payable at approximately £557 per annum.

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.

\*\*The sellers have advised they would be willing to pay 18 months ground rent and service charge upon completion should an acceptable offer be received, this is a huge saving of over £4000. For more information please speak to the office.

## TENURE & COUNCIL TAX BAND

Leasehold We believe there are approximately 99 years remaining on the lease.

We cannot verify the terms of Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm this.

Council Tax Band C - Source: gov.uk November 2023.

## AGE REQUIREMENT

Silvas Court is a development of retirement apartments with a minimum age requirement of 60 years old or 55 years if living with someone who is 60 years or over. Purchasers are required to attend a meeting with the House Manager prior to completion.

## GOOGLE MAPS - GENERAL NOTE

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

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### Energy Efficiency Rating

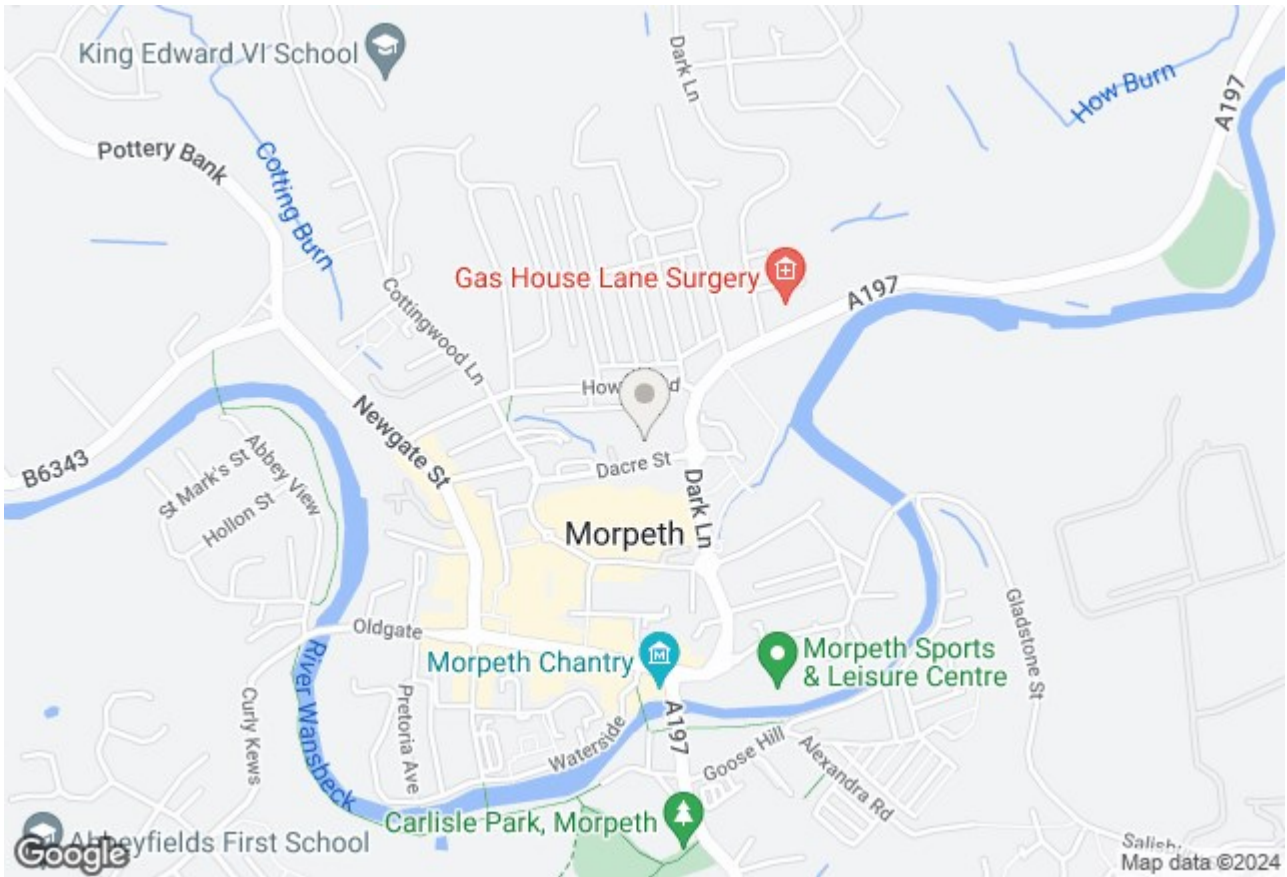
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

80

82

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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