

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**6 BALMORAL GROVE ST. GEORGES WOOD MORPETH NE61 2GG**



- Mid Terrace Three Bedroom Family Home
- No Upper Chain
- Tenure: Leasehold
- 25% Shared Ownership
- Services: Mains GCH, Electric, Water & Sewage
- Rear Garden & Allocated Parking
- EPC: B
- Council Tax Band: C
- Subject To Criteria

**Price £51,250**

# 6 BALMORAL GROVE ST. GEORGES WOOD MORPETH NE61 2GG

An opportunity to purchase a 25% share of this spacious, three bedroom, mid terrace home situated on St Georges Park, on the popular Linden Homes development, Morpeth. Available through a shared ownership scheme, purchasers must meet the necessary criteria, further details of which are available within our brochure. A rent of £389.17 per month is also payable.

A modern affordable home situated on the highly sought after St. Georges Park Estate, Morpeth. Constructed in 2018 the property is still under its NHBC 10 year warranty with 5 years remaining. The property benefits from double glazing and gas central heating throughout and briefly comprises of: Entrance hallway, ground floor WC, lounge, and kitchen diner. To the first floor are three bedrooms and a family bathroom. Externally to the rear is an enclosed garden, and to the front is allocated parking.

St George's Wood is a modern development occupying an elevated position close to the centre of Morpeth with an excellent choice of local and high street retailers, restaurants and bars, schooling and health care facilities all within walking distance. Those commuting will find convenient access to the A1 and Morpeth Train Station.

## ENTRANCE HALLWAY

Entrance door to the front, stairs leading to the first floor, under stair cupboard and a radiator.



## GROUND FLOOR WC

Fitted with a close coupled WC, pedestal wash hand basin, extractor fan and a radiator.

## LOUNGE

15'1" x 10'4" (4.61 x 3.15)

With a double glazed window to the front and a radiator.



## KITCHEN DINER

Fitted with wall and base units with roll top work surfaces, one and a half sink drainer unit with mixer tap, plumbing for a washing machine, integrated electric oven with a gas hob and an extractor hood over. Double glazed window to the rear, external door to the rear gardens and a radiator.



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## ADDITIONAL IMAGE



## FIRST FLOOR LANDING

### BEDROOM ONE

11'4" x 13'8" plus cupboard and recess (3.47 x 4.19 plus cupboard and recess)

With two double glazed windows to the front and a radiator.



## ADDITIONAL IMAGE



### BEDROOM TWO

10'1" x 6'7" plus door recess (3.08 x 2.02 plus door recess)

With a double glazed window to the rear and a radiator.



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## BEDROOM THREE

7'0" x 8'10" (2.15 x 2.70)

With a double glazed window to the rear and a radiator.



## FAMILY BATHROOM

Fitted with a paneled bath with shower head attachment, close coupled WC, pedestal wash hand basin, extractor fan, heated towel rail and a spot lit ceiling.



## EXTERNALLY

To the rear is an enclosed garden, laid with lawn and patio areas benefiting from a shed and a gate round to the front of the property. To the front of the property is allocated parking for two cars.



## 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.

Electricity Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating - Mains GCH

Broadband and Mobile - Available - excluding Ultrafast broadband .(Ofcom Broadband & Mobile Checker Dec - 23).

Flood Risk - Rivers & Sea - Very Low Risk. Surface Water - Very low risk.

Planning Permission - Permission has been granted to the re-development of the old St. Georges Hospital, further information can be found here: <https://publicaccess.northumberland.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S2DEE6QSLA400>

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.

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.

## 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.

## FLOOR PLAN

This plan is not to scale and is for identification purposes only.

## ELIGIBILITY CRITERIA

To be eligible to purchase this shared ownership property you must meet the criteria set out by the Home Group which is summarised below:-

- Your household income is £80,000 per year or less.
- You cannot afford all of the deposit and mortgage payments to purchase a home that meets your needs.
- You meet the criteria to become a 'Qualifying Person' who is able to demonstrate the need to be housed locally.
- You must have a local connection.

Further information is available on request.

## SHARED OWNERSHIP

A rent is payable on the remaining 75%, this is currently £446.68 per month and includes a service charge, buildings insurance and a management fee. These charges are reviewed annually on the 1st April. As from 1st April 2024 the amount payable will increase from £446.68 to £483.95 which still includes a service charge, buildings insurance, and the management fee.

Ground Rent - Until the date of the final staircasing a peppercorn per annum (if demanded). From and including the date of final staircasing until the tenth anniversary of the date of the final staircasing £100.00 per annum. Thereafter for the residue of the term £200.00 per annum.

Domestic Pets - Not to keep any bird, fowl, dog, cat or other creature on the premises other than with the written permission of the landlord which shall be in the form of a revocable licence which is £125.00 plus VAT.

It may be possible to purchase a larger share in which case the monthly rent will be reduced, further information is available on request.

## TENURE & COUNCIL TAX BAND

Leasehold - The lease term is 125 years from and including the 1st January 2017, therefore number of years remaining is 119. The freehold is available once staircase to 100% ownership for a fee of £75 plus VAT.

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.

Council Tax Band: C taken from gov.uk November 2023.

## VIEWING ARRANGEMENTS

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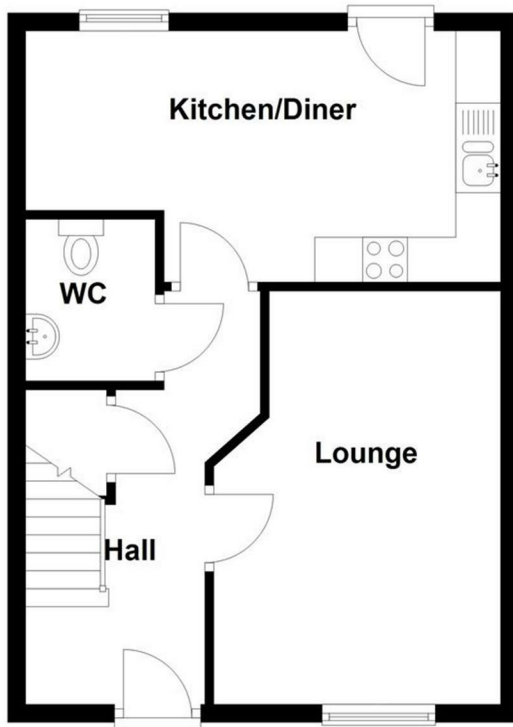
# 6 BALMORAL GROVE ST. GEORGES WOOD MORPETH NE61 2GG

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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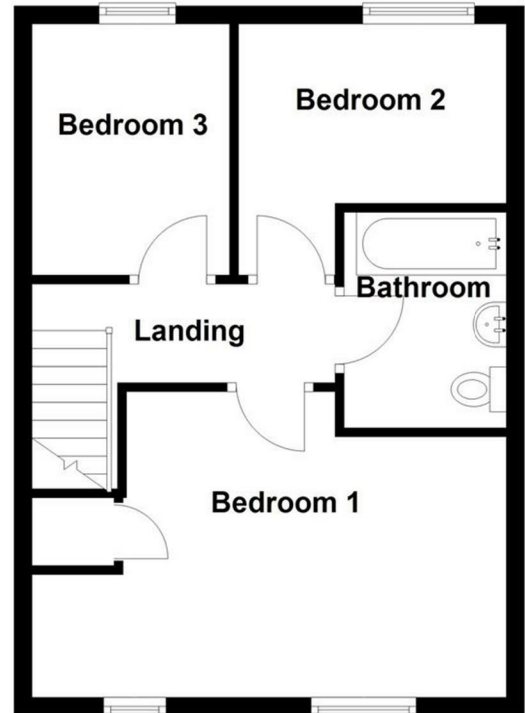
## Ground Floor

Approx. 39.8 sq. metres (428.3 sq. feet)



## First Floor

Approx. 39.8 sq. metres (428.3 sq. feet)




Total area: approx. 79.6 sq. metres (856.6 sq. feet)


Floor plan is approximate and is provided for visual reference only.  
Plan produced using PlanUp.

**Balmoral Grove**

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</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	

### 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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