

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

40, SILVAS COURT DACRE STREET MORPETH NE61 1HQ



- Two Bedroom Retirement Apartment
- Town Centre Location
- Communal Gardens & Private Parking
- Tenure: Leasehold
- Services: Mains Electric, Water, Drainage & Sewage

- Top Floor With Lift Access
- Available With No Chain
- EPC: C
- Council Tax Band: D

**Price £145,000**

## 40, SILVAS COURT DACRE STREET MORPETH NE61 1HQ

A two bedroom, top floor apartment situated on Silvas Court, Morpeth. Silvas Court is a popular development of retirement apartments, ideally situated within Morpeth Town Centre. Suitable for over 55's, the development enjoys very well maintained communal areas, a residents only car park and within the building there is lift access to all floors, communal lounge, laundry room and a visitors suite for staying guests.

The apartment itself is situated on the second floor and has double glazing and electric heating, the accommodation briefly comprises of:- Entrance hall with two storage cupboards, lounge diner, kitchen, two double bedrooms and a shower room/wc.

Available with no further chain, we recommend viewing at the earliest opportunity.

### ENTRANCE HALLWAY

Entrance door leading to a spacious hallway with two storage cupboards and an electric heater.

### LOUNGE DINER

10'8" x 20'9" max.meas. (3.26 x 6.35 max.meas.)

Double glazed window, electric heater and a feature fireplace with electric fire.



### ADDITIONAL IMAGE



### KITCHEN

7'6" x 7'1" max. (2.31 x 2.17 max.)

Fitted with a range of wall and base units with roll-top work surfaces, sink drainer unit with mixer tap and an integrated electric oven and hob. There is space for under-bench fridge and freezer and plumbing for a dishwasher. Double glazed window.



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## BEDROOM ONE

11'8" x 9'2" exc. robes. (3.56 x 2.81 exc. robes.)

Double glazed window, electric heater and built-in wardrobes.



## BEDROOM TWO

9'6" x 13'8" max (2.9 x 4.18 max)

Double glazed window, electric heater.



## SHOWER ROOM/W.C.

Fitted with a w.c, wash hand basin in vanity unit, electric shower in cubicle. Extractor fan.



## COMMUNAL AREAS

Entering Silvas Court there is a secure entry system which leads to the communal hallway. On the ground floor there is a large communal lounge area used for various activities and events for residents and a laundry room.

There is also a guest suite for staying visitors. This must be booked in advance with the House Manager and a charge will apply.

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## EXTERNALLY

The development is accessed from Dacre Street and provides a residents only car park and very well maintained communal garden areas.



## GENERAL INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

As the agent we have not sought to verify the legal title of the property and verification must be obtained from a solicitor.

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

Photographs are produced 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 March 2024).

Flood Risk - Rivers & Sea - Very low Risk. Surface Water - High Risk. Source gov.uk March 2024.

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

Leasehold - 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: D taken from gov.uk March 2024.

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## SERVICE CHARGES & GROUND RENT

We believe there are approximately 98 years remaining on the lease and the service charge to be in the region of £4367.68 (£2183.84 every 6 months) per annum.

There is also ground rent payable at approximately £1300.88 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.

## AGE REQUIREMENTS

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.

## FLOOR PLAN

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

## 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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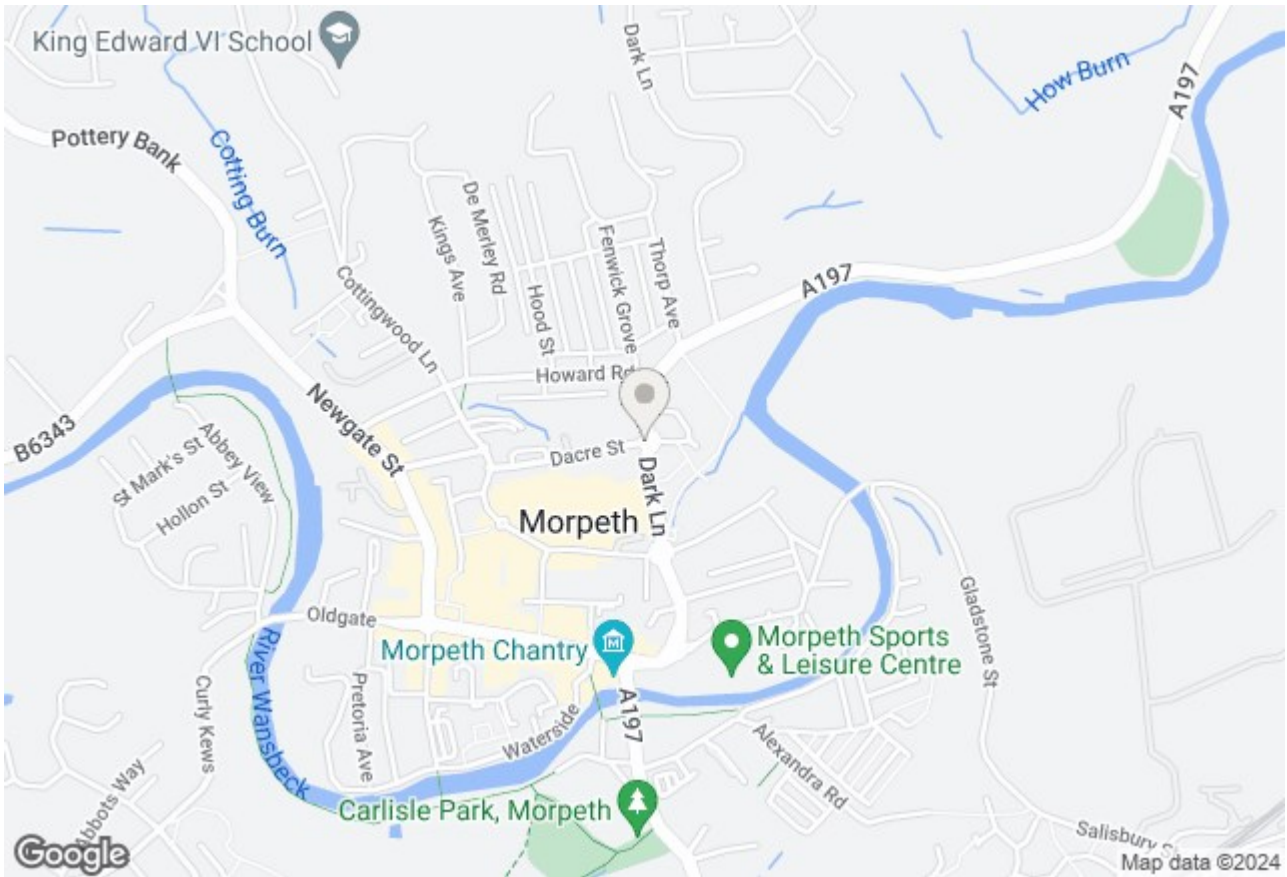
### Energy Efficiency Rating

	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	

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### 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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