

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

22 SILVAS COURT MORPETH NE61 1HQ



- First Floor Apartment
- Communal Lounge
- Lift
- Tenure: Leasehold
- Services: Electric, Water, Drainage, Sewage

- One Bedroom
- Retirement Complex
- EPC: B
- Council Tax Band: C

Offers Over £74,995

22 SILVAS COURT MORPETH NE61 1HQ

A one bedroom, first floor apartment situated on Silvas Court within the centre of Morpeth. Overlooking Dacre Street, the apartment has a leafy outlook and the accommodation briefly comprises of:- Entrance hall, lounge diner, kitchen, double bedroom with built in wardrobes and a bathroom/wc. The property is now available with no upper chain and is competitively priced, ready for a new owner to update to their own requirements.

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

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.

22 SILVAS COURT ENTRANCE HALLWAY

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

LOUNGE

10'5" x 17'10" maximum measurements (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.



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KITCHEN

11'11" exc. robe x 8'6" max (3.65 exc. robe x 2.61 max)

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 and double doors from the lounge diner.



DOUBLE BEDROOM

11'11" exc. robe x 8'6" max (3.65 exc. robe x 2.61 max)

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



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BATHROOM/W.C.

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



COMMUNAL GROUNDS

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



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.

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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 April 2024).

Flood Risk - Rivers & Sea - Very low Risk. Surface Water - High Risk. Source gov.uk April 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> - April 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 85 years remaining on the lease and the service charge to be in the region of £2800 per annum.

There is also ground rent payable at approximately £450 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 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.

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: C source gov.uk April 2024.

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

14E24CHAO

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 84 | 85 |
| (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 | |

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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