

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

2 BALMORAL GROVE ST. GEORGES WOOD MORPETH NE61 2GG



- 100% Ownership Or Shared Ownership Available
- Three Bedroom terrace
- Garden & 2x Allocated Parking
- Tenure: Leasehold (Freehold Available)
- Council Tax Band: C
- Freehold Available To Purchase For £90
- Ensuite To Master
- No Further Chain
- EPC: B
- Services: Mains GCH, Electric, Water & Sewage

Price £205,000

2 BALMORAL GROVE ST. GEORGES WOOD MORPETH NE61 2GG

An opportunity to purchase this spacious, three bedroom, mid terrace home situated on St Georges Park, on the popular Linden Homes development, Morpeth. Having previously been available to buy as shared ownership, we are pleased to now be able to offer the property with 100% ownership. Whilst the property is still leasehold, purchasers are able to buy the freehold for £90 (being £75 excluding VAT). Shared ownership still available subject to criteria, please ask for further details.

Constructed in 2018, the property offers well proportioned, modern accommodation and briefly comprises of:- entrance hall, ground floor wc, kitchen, lounge with french doors to the rear garden, first floor landing, master bedroom with ensuite, two further bedrooms and a bathroom/wc. Externally the property has allocated parking to the front and an enclosed garden to the rear.

ENTRANCE HALL

Entrance door to the front leading to hallway with built in storage cupboard, radiator and stairs to the first floor.

GROUND FLOOR WC

Fitted with a wc, wash hand basin, radiator and extractor fan



KITCHEN

8'2" x 10'11" (2.51 x 3.33)

To the front elevation fitted with wall and base units with roll top work surfaces, 1.5 sink drainer unit with mixer tap and an integrated oven, hob, extractor and plumbing for washing machine. Double glazed window to the front, radiator.



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LOUNGE

13'8" x 15'5" (4.18 x 4.72)

Double glazed french doors to the rear garden, radiator, laminate floor and built in storage cupboard.



FIRST FLOOR LANDING

Access to the loft and a built in storage cupboard.

BEDROOM ONE

11'3" x 10'4" (3.44 x 3.16)

Double glazed window to the rear, radiator and laminate floor.



ENSUITE

Fitted with a wc, wash hand basin and a mains shower in cubicle. Radiator and extractor fan.



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BEDROOM TWO

Double glazed window to the front, radiator.



BEDROOM THREE

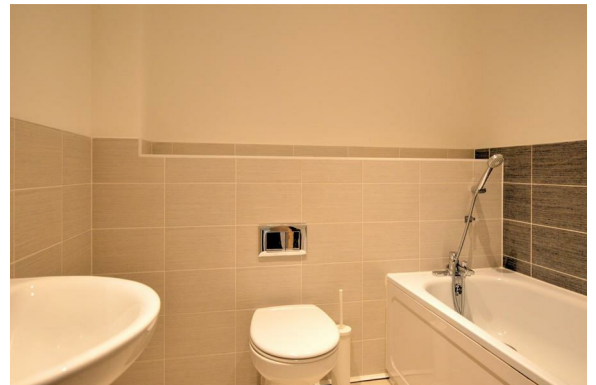
6'11" x 10'2" (2.12 x 3.12)

Double glazed window to the front, radiator.



BATHROOM/WC

Fitted with a wc, wash hand basin and a panelled bath with shower head attachment. Heated towel rail and extractor fan.



EXTERNALLY

The rear of the property has an enclosed rear garden with lawn and patio area.



PARKING

The front of the property has allocated parking and visitor parking.

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SHARED OWNERSHIP

A rent is payable on the remaining 55%, this is currently £359.32 per month and includes a service charge, buildings insurance and a management fee.

From the 1st April 2024 the rent will increase to £385.98 per month and includes a service charge, buildings insurance and a management fee.

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

ELIGIBILITY CRITERIA FOR SHARED OWNERSHIP

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.

Further information is available on request.

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.

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> - 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.

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.

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TENURE & COUNCIL TAX BAND

We have been advised that the property is Leasehold.

Those purchasing 100% have the option to purchase the Freehold for £90 (£75 + VAT).
If the freehold is purchased the following monthly charges remain payable:

Service charge- £20.70
Management charge- £3.11

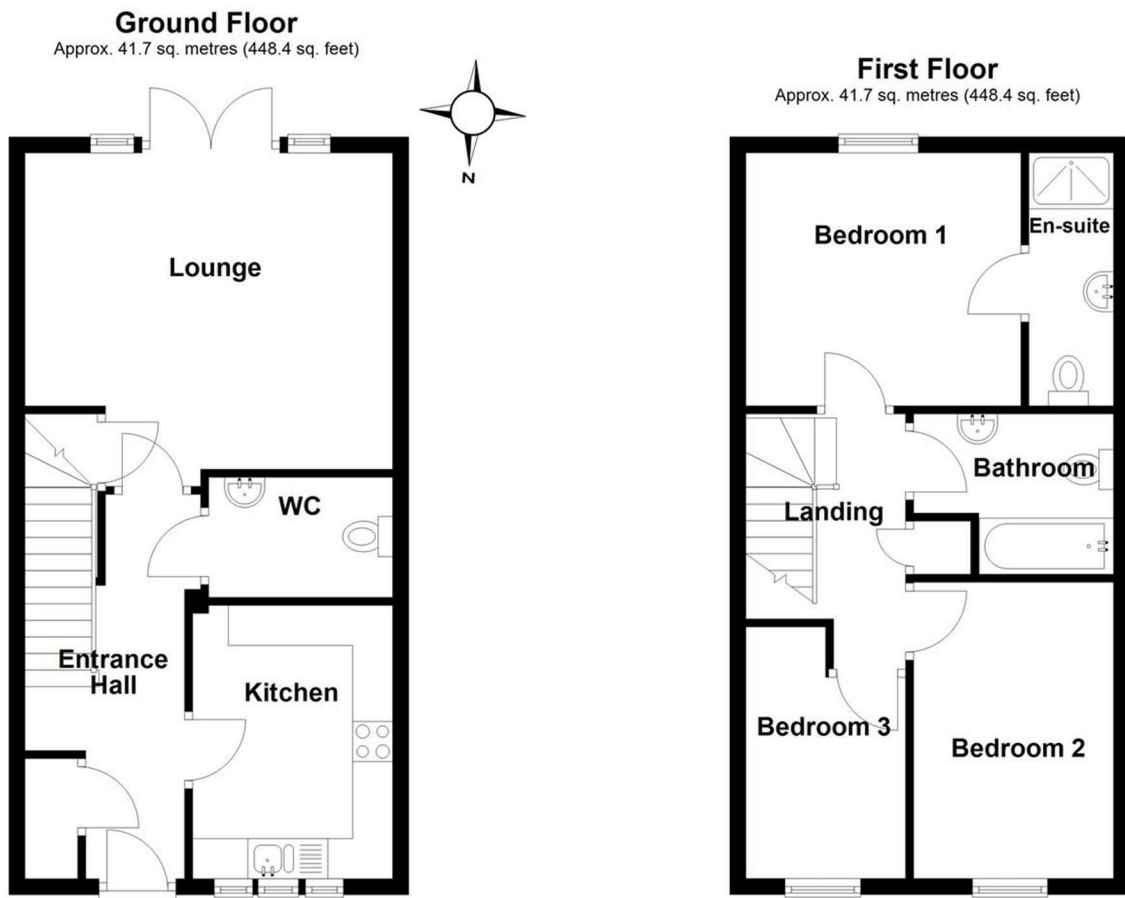
We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure.

Council Tax Band: C taken from gov.uk

VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

02K23AOAO




Total area: approx. 83.3 sq. metres (896.8 sq. feet)


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

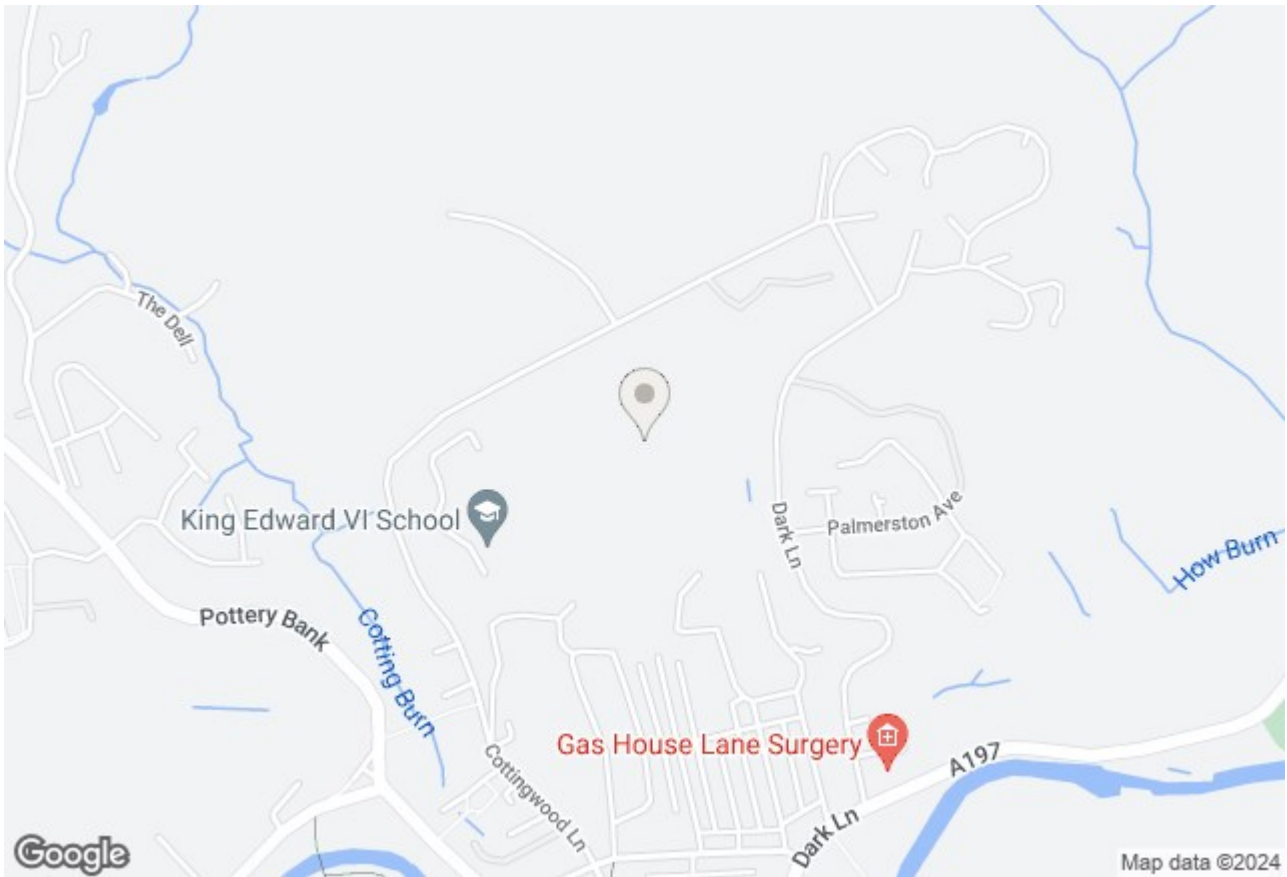
Balmoral Grove

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	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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