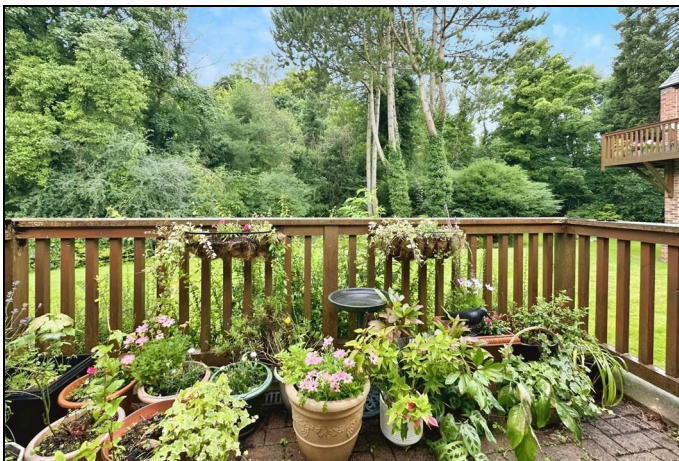


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

17 MATHESONS GARDENS MORPETH NE61 1ET



- Retirement Bungalow
- Private Outdoor Seating Area
- EPC: C
- Council Tax Band: C

- Two Bedrooms
- No Upper Chain
- Tenure: Leasehold
- Services: Mains GCH, Electric, Drainage & Sewage

Price £195,000

17 MATHESONS GARDENS MORPETH NE61 1ET

A two bedroom bungalow situated on the highly sought after Mathesons Gardens retirement complex within central Morpeth. The bungalow occupies what is arguably one of the best positions on the development, having a fabulous outlook across greenery towards the River Wansbeck to the rear which can be enjoyed from its modest, enclosed terrace.

The accommodation has double glazing, gas central heating via a combi boiler and briefly comprises:- Entrance hall, lounge diner with access to outside terrace, kitchen, two bedrooms and a shower room/wc. Externally the property has its own outdoor terrace, access to the well maintained communal gardens and residents only off street parking.

For those not familiar with the area, Mathesons Gardens is ideally positioned within Morpeth Town Centre with an excellent range of amenities including a good choice of restaurants, cafes and bars, high street and local shops and health and leisure facilities, along with Riverside walks and access to Carlisle Park and grounds.

Mathesons Gardens is managed by Anchor Hanover and are available to those over 60 years of age. They have the benefit of a managed development, having an onsite warden and emergency pull cords within the property. Fees apply and purchase is subject to approval from Anchor Hanover, further details are included within the property brochure and are available on request.

ENTRANCE HALL

Entrance door to front, radiator.

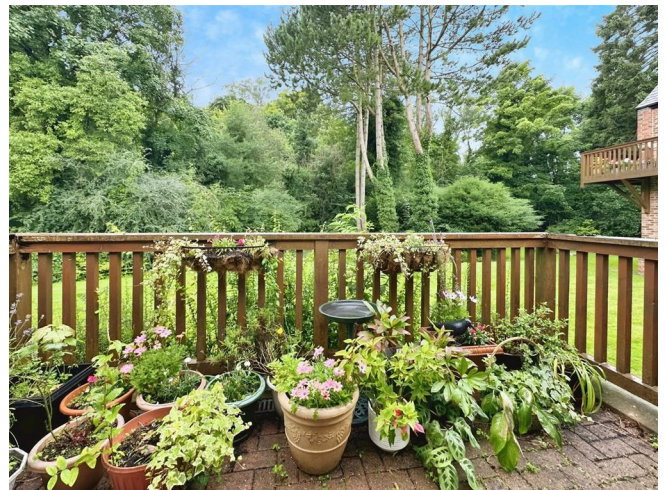
LOUNGE DINER

21'6" x 10'9" maximum measurement (6.56 x 3.28 maximum measurement)

Double glazed window to the front, radiator and double glazed french doors to the rear leading to the outside terrace.



OUTLOOK FROM TERRACE



17 MATHESONS GARDENS MORPETH NE61 1ET

ADDITIONAL IMAGE



ADDITIONAL IMAGE



KITCHEN

8'8" x 8'2" (2.65 x 2.50)

Fitted with a range of wall and base units with roll top work surfaces and a 1.5 sink drainer unit with mixer tap, integrated gas hob and electric oven with extractor hood and plumbing for washing machine. Double glazed window to the front.



17 MATHESONS GARDENS MORPETH NE61 1ET

BEDROOM ONE

8'4" x 13'1" (2.55 x 4.0)

Measurement includes fitted wardrobes.

Double glazed window to the rear, radiator and sliding door fitted wardrobes.



BEDROOM TWO

7'9" x 6'6" excluding recess (2.36m x 1.98m excluding recess)

Double glazed window to rear, radiator.



SHOWER ROOM/WC

Fitted with a wc, wash hand basin in vanity unit and mains shower in cubicle. Double glazed window to the front, heated towel rail.



17 MATHESONS GARDENS MORPETH NE61 1ET

EXTERNALLY

The property has an enclosed, outdoor terrace accessible from French doors from the lounge, overlooking communal gardens.

The development has a range of communal garden areas with lawn, well established wooded areas and a variety of patio and seating areas.



ADDITIONAL IMAGE



PARKING

Mathesons Gardens has residents only parking available within the development. The property does not have a designated parking space.

17 MATHESONS GARDENS MORPETH NE61 1ET

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 GCH

Broadband and Mobile - Available - including Ultrafast broadband. Mobile signal is likely/limited with some providers. (Ofcom Broadband & Mobile Checker August 2024).

Flood Risk - Rivers & Sea - Low Risk. Surface Water - Low Risk. Source gov.uk August 2024.

Planning Permission - There is currently no active planning permissions for Mathesons Gardens For more information please see - <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

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.

We have been advised the lease is 99 years from 28.05.1987 which leaves 62 years remaining on the lease.

Council Tax Band: C source gov.uk August 2024

SERVICE CHARGE & GROUND RENT

We are advised that the Service Charge for this flat is £192.44 per calendar month. This covers the cost of the Warden, garden maintenance, external window cleaning, buildings insurance (does not include contents insurance), maintenance, repair and renewal of external structure and individual heating and plumbing systems together with external decoration to individual properties.

SINKING FUND

A sinking fund has been set up to deal with large scale repairs and renewals on the estate. The sinking fund is collected from the outgoing Leaseholder on resale. The contribution payable is 1% of the purchase price paid multiplied by the number of years of ownership from the date of purchase to the last full month prior to completion of the resale.

AGE REQUIREMENT

Anchor have advised us that each purchaser must be aged 60 years of age or over.

APPROVAL OF THE BUYER

The purchaser(s) will be interviewed by Anchor to assess their suitability. It is a requirement of the Lease that all purchasers are approved by Anchor and this should be obtained before the sale can proceed.

17 MATHESONS GARDENS MORPETH NE61 1ET

FLOOR PLAN

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

GOOGLE MAPS - GENERAL NOTE

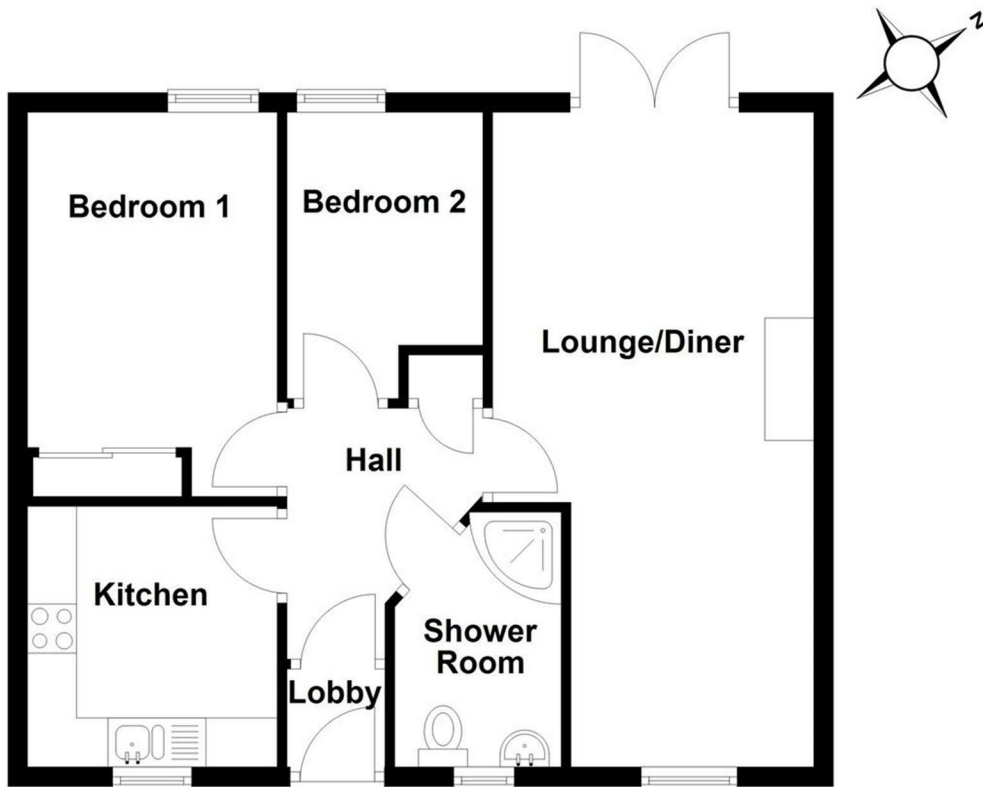
If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

13H24AOAO

Ground Floor



Total area: approx. 53.4 sq. metres (574.8 sq. feet)

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

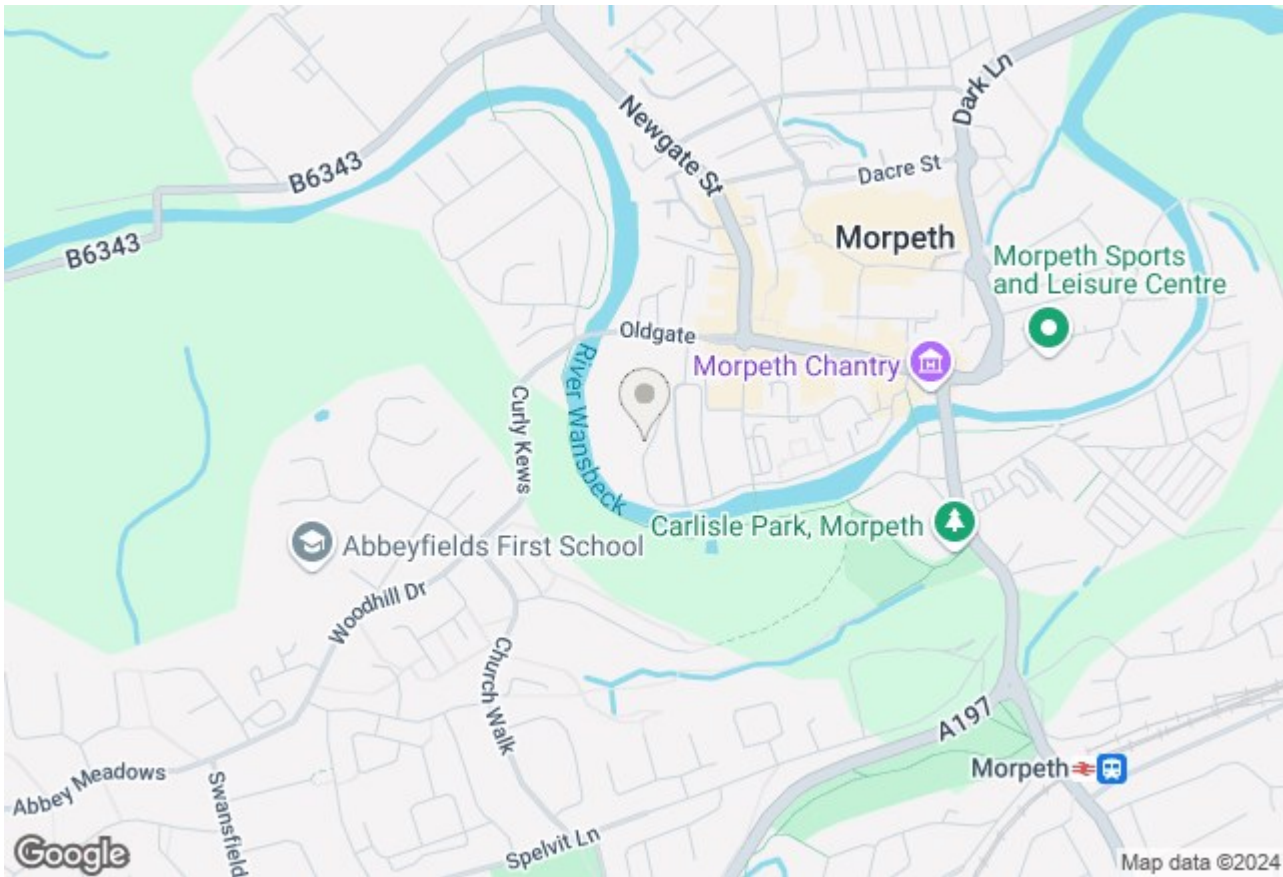
Mathesons Gardens

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	71	
(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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