

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

BRIDGE STREET MORPETH NE61 1PT



- Top Floor Apartment
- Two Double Bedrooms
- Garage
- Tenure: Leasehold
- Services: Mains GCH, Electric, Water, Drainage & Sewage

- Lift Access
- Town Centre Location
- EPC: C
- Council Tax Band: D

**Price £180,000**

# BRIDGE STREET MORPETH NE61 1PT

A homely and well presented, two bedroom fourth floor flat with lift access situated on Chantry Mews within Morpeth Town Centre. The property is presented to an excellent standard and the accommodation briefly comprises of:- Entrance hall, kitchen, lounge diner, two double bedrooms and bathroom/wc. Externally the property has a garage with access through the courtyard and although access to Chantry Mews is gated, the gate is not currently in use. The apartment is accessed via intercom or entry from the external front door to a communal hallway with lift access or stairs to the fourth floor.

Positioned in the heart of Morpeth Town Centre, there are an excellent range of amenities on the doorstep including supermarkets, well known high street and independent shops and a choice of bars, cafes and restaurants all within close proximity. Those working or travelling outside of the town centre will find good access to public transport, including Morpeth Train station connected to the East Coats main line and the A1 providing links both North and South.

Suitable for a range of purchasers, we recommend viewing at the earliest opportunity.

## COMMUNAL ENTRANCE

The property is accessed via a communal entrance with an intercom door, lift access and stairs leading to all floors.

## ENTRANCE HALLWAY

Entrance door providing access to the hallway and access to all accommodation, storage cupboard, two radiators, Amtico flooring and loft access.

## LOUNGE DINER

*12'2" x 18'2" excluding fitted cabinet & storage (3.71m x 5.54m excluding fitted cabinet & storage)*

A spacious reception room with a double glazed arched window, two radiators, Amtico flooring, and fitted storage and display cabinet.





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## BREAKFASTING KITCHEN

6'10" x 11'11" (2.09 x 3.64)

Fitted with a range of wall and base units with coordinating roll top work surfaces, one and a half sink drainer unit with mixer tap and integrated appliances including oven, hob, extractor hood, and washer dryer. Fitted cupboard housing Worcester Bosch boiler. Double glazed window, radiator and Amtico flooring.



## BEDROOM ONE

8'11" x 12'9" including wardrobes (2.72 x 3.9 including wardrobes)

With a double glazed window, radiator and a range of fitted wardrobes.



## BEDROOM TWO

8'11" x 9'8" (2.72 x 2.95)

A good size second bedroom with adequate room for a work station with a double glazed window and radiator.



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## BATHROOM/W.C.

With a double glazed window, radiator and fitted with a panelled bath with electric shower over, pedestal wash hand basin and low level w.c.



## GARAGE

With an up and over door, power and lighting, accessed via the communal courtyard.

## EXTERNALLY

The property has an access to the garage through the courtyard. The gate providing access to Chantry Mews is not currently in use.

## 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 - excluding Ultrafast broadband .(Ofcom Broadband & Mobile Checker October 2024).

Flood Risk - Rivers & Sea Yearly Chance of Flooding - Very Low Risk - Yearly Chance of Flooding 2036 & 2069 - Low Risk - (Gov.uk Flood Risk Checker February 2025).

- Surface Water Yearly Chance of Flooding - Very Low Risk - Yearly Chance of Flooding 2040 & 2060 - Very Low Risk - (Gov.uk Flood Risk Checker February 2025).

Planning Permission - There are no current active planning permissions for Chantry Mews. For more information please see - <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> Checked October 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.

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## 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 are advised that the current ground rent is £75 per annum.

The current service charge is £2302 per annum.

Council Tax Band: D taken from gov.uk October 2024.

## MORTGAGES

Why not make an appointment to speak to our Independent Mortgage Adviser?

## PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

Oracle Financial Planning Limited will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

## 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

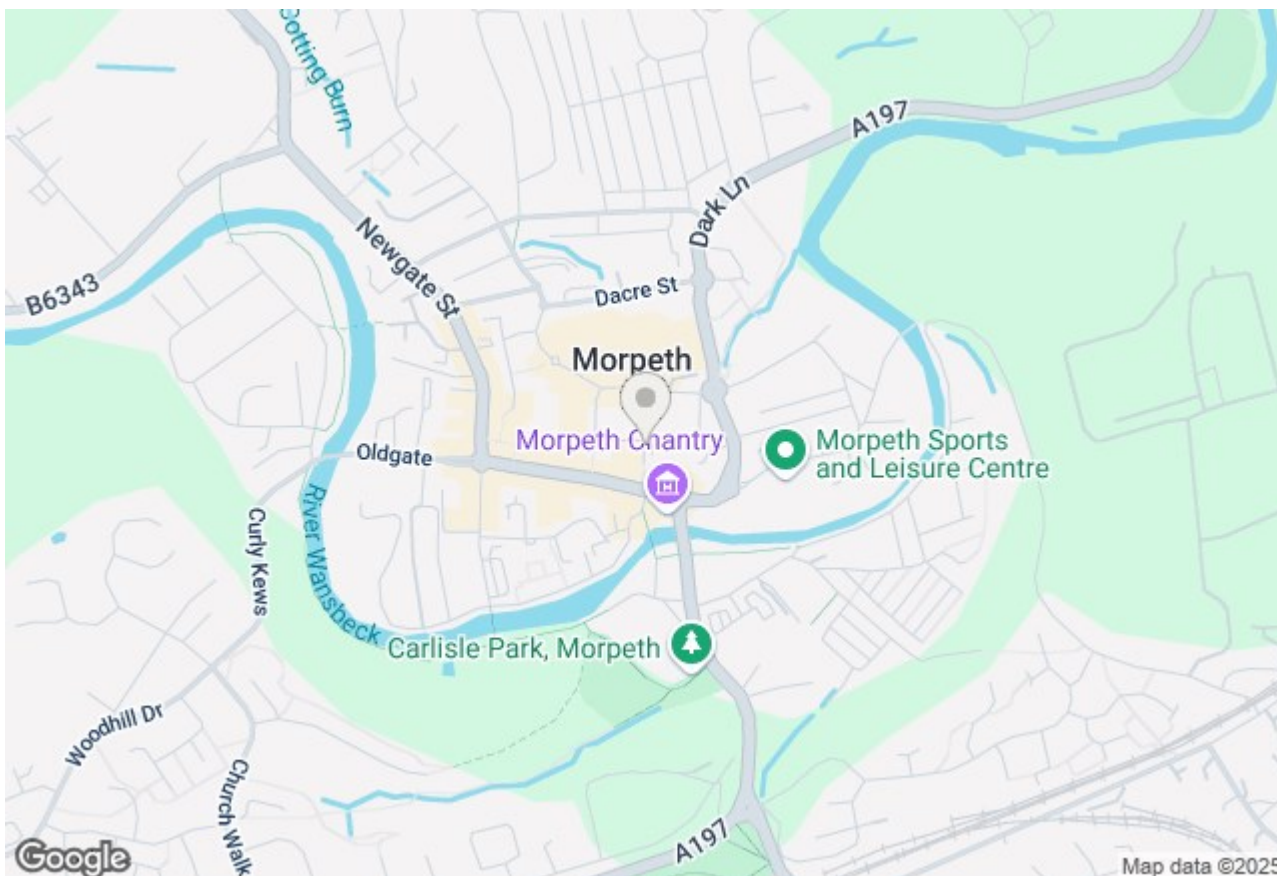
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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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	

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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