

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**8 SILVAS COURT DACRE STREET MORPETH NE61 1HQ**



- Ground Floor Apartment
- Direct Access To Gardens
- Updated Kitchen & Bathroom
- Tenure: Leasehold
- Services: Mains Electric, Drainage, Water, & Sewage

- Two Bedrooms
- No Further Chain
- Council Tax Band: D
- EPC: C

**Price £159,950**



## 8 SILVAS COURT DACRE STREET MORPETH NE61 1HQ

This is a wonderful opportunity to acquire a sought-after two-bedroom ground floor apartment in Silvas Court, a well-regarded development in the heart of Morpeth Town Centre. The property benefits from its own private external door, providing direct access to a garden area, overlooking Dark Lane and Morrisons. Inside, the apartment is well laid out, featuring a spacious lounge and dining area with external access, a modernised kitchen, two well-proportioned double bedrooms, and a contemporary shower room with WC. The entrance hall also includes useful storage cupboards, ensuring practical and comfortable living.

Silvas Court is designed with residents' comfort in mind and offers a welcoming communal lounge, a guest suite available for visiting family and friends, a laundry room, and beautifully maintained communal gardens. There is also a private residents' car park, providing additional convenience. The location is ideal, with a range of shops including Marks & Spencer, Next, and Morrisons just a short stroll away, alongside a variety of local cafés, restaurants, and leisure facilities. Morpeth Bus Station is also nearby, making travel easy and accessible.

Ground floor apartments in Silvas Court are rarely available, and this lovely home offers both comfort and convenience in a highly desirable setting. Early viewing is strongly recommended.

### COMMUNAL ENTRANCE

Entry to the development is by a fob/key or intercom service providing access to the communal entrance. Within the communal areas there is access to the house managers office, lounge, laundry room and guest suite.

### ENTRANCE HALL

Entrance door leads to a good size hallway with two storage cupboards and electric heater.

### LOUNGE DINER

A spacious lounge diner with electric heater, electric fire in decorative surround, double doors to the kitchen and double glazed door providing access to a garden area.



### GARDEN AREA ACCESSABLE FROM LOUNGE DINER



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### KITCHEN

Updated with a range of fitted wall and base units with roll top work surfaces, sink drainer unit and mixer tap along with an integrated electric oven and hob with extractor hood. There is a freestanding fridge freezer and washing machine which may be available by negotiation. Double glazed window.



### BEDROOM ONE

Double glazed window, electric heater, built in mirror fronted wardrobes.



### ADDITIONAL IMAGE



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## BEDROOM TWO

Double glazed window, electric heater.



## ADDITIONAL IMAGE



## SHOWER ROOM/WC

Fitted with a WC and wash hand basin in vanity unit. Electric shower in walk in cubicle. Extractor fan and heated towel rail.



## EXTERNALLY

The property has access to very well tended, communal garden areas and a residents only car park. Direct access from the apartment leads to a garden around the edge of the development which is a lovely area to sit out.

## VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

10B25AOAO



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## 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 - Electric

Broadband Available - Yes - (Ofcom Broadband & Mobile Checker February 2025).  
Broadband Type Highest available download speed Highest available upload speed Availability  
Standard 19 Mbps 1 Mbps Good  
Superfast 80 Mbps 20 Mbps Good  
Ultrafast Not Available Not Available Not Available

Mobile & Data - Available with O2, Limited with Three, EE & Vodafone. (Ofcom Broadband & Mobile Checker February 2025).

Flood Risk - Rivers & Sea Yearly Chance of Flooding - Low Risk - Yearly Chance of Flooding 2036 & 2069 - Medium 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 is currently no active planning permissions for Silvas Court. For more information please see - <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> Checked February 2025).

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 (Gov.uk Council Band Checker February 2025).

## 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.

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## SERVICE CHARGE & GROUND RENT

We await confirmation of lease details and charges.

We believe there are approximately 99 years remaining on the lease and the service charge to be in the region of £4533 per annum.

There is also ground rent payable at approximately £650 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.

## FLOOR PLAN

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

## GOOGLE MAPS - GENERAL NOTE

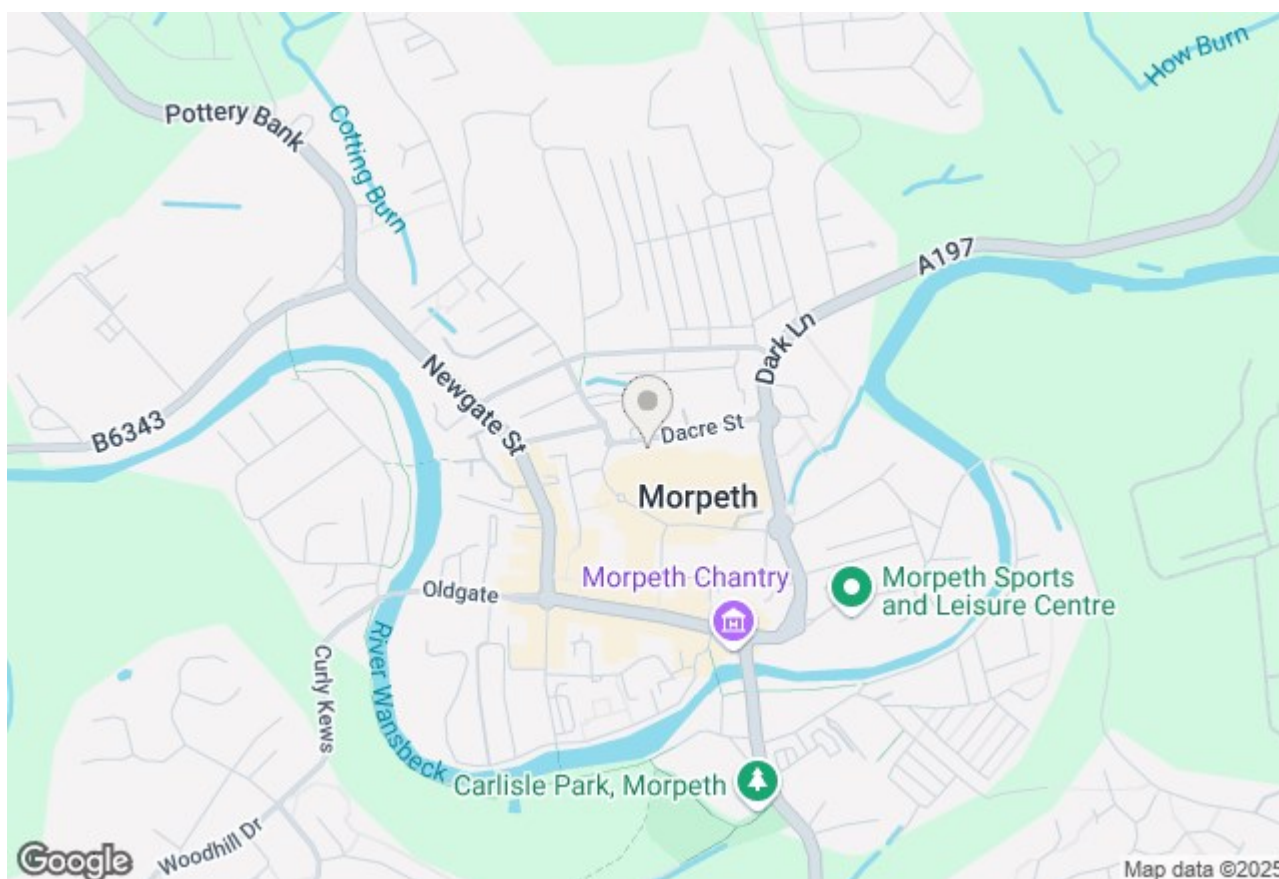
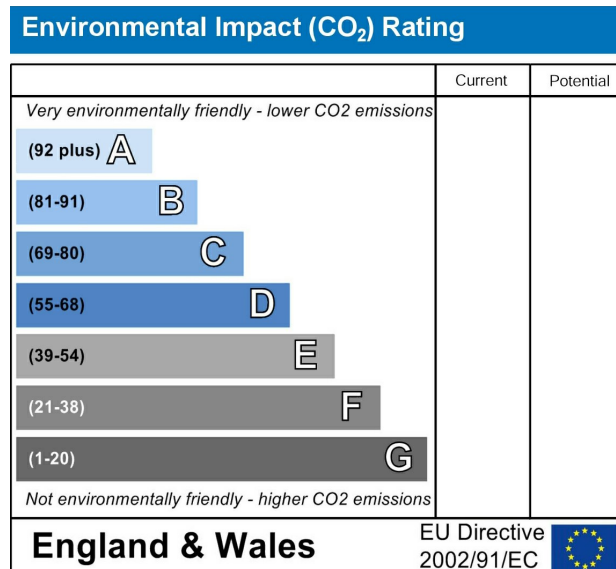
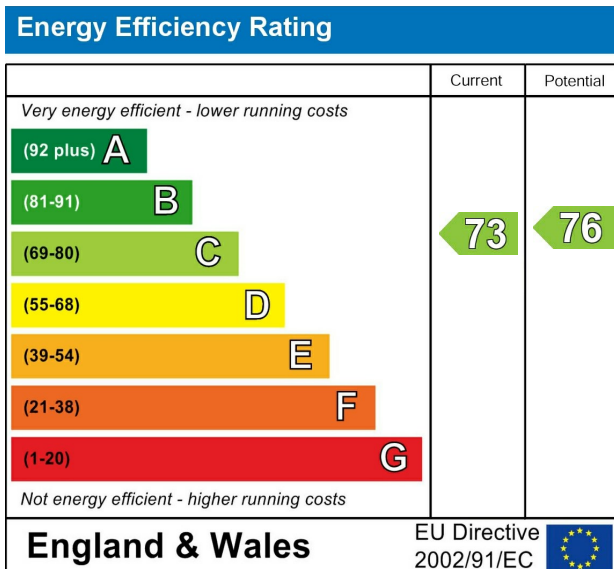
If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

## VIEWING ARRANGEMENTS

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17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: [ashington@rickard.uk.com](mailto:ashington@rickard.uk.com)  
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: [morpeth@rickard.uk.com](mailto:morpeth@rickard.uk.com)  
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: [blyth@rickard.uk.com](mailto:blyth@rickard.uk.com)