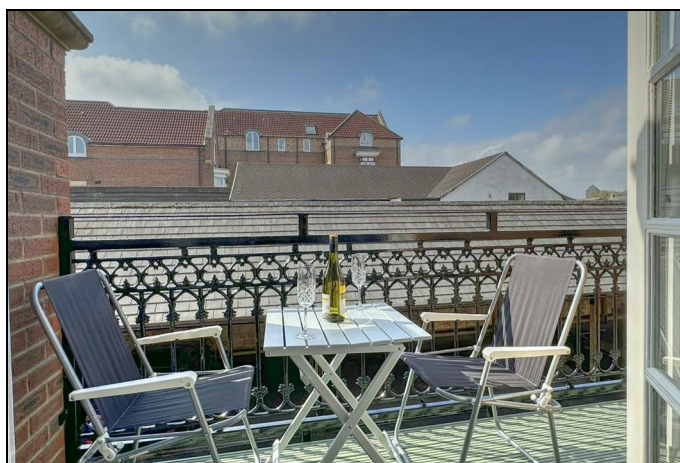


# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**18 ADMIRAL COLLINGWOOD COURT MORPETH NE61 1SQ**



- First Floor Apartment
- Ensuite To Master
- Town Centre Location
- Tenure: Leasehold 100 yrs Remaining
- EPC Rating C

- Two Double Bedrooms
- West Facing Balcony & Off Street Parking
- No Further Chain
- Council Tax Band D
- Services: Mains Gas, Electric, Water & Drainage

**Price £200,000**

# 18 ADMIRAL COLLINGWOOD COURT MORPETH NE61 1SQ

A well presented two bedroom first-floor apartment located within the popular Admiral Collingwood Court development, right in the heart of Morpeth town centre. Offered with no upper chain, this spacious and modern property is ideal for those relocating, first-time buyers, downsizers, or investors seeking a convenient, low-maintenance home. Accessed via a communal entrance hallway with stairs leading to the first floor, the apartment itself comprises an entrance hall with built-in storage cupboards, a generous lounge/diner with a private balcony, large enough to accommodate a bistro table and chairs, perfect for enjoying a little outdoor space. There's a separate fitted kitchen with a handy utility area, a master bedroom featuring fitted wardrobes and an en-suite shower room, a second double bedroom, and a main bathroom/WC.

Externally, the property benefits from an allocated parking space within a car port and enjoys beautifully maintained communal gardens. The external areas have been recently redecorated, and the internal communal spaces are currently being updated, ensuring a fresh and welcoming environment throughout.

Morpeth offers a fantastic range of amenities including independent shops, cafes, restaurants, supermarkets, and leisure facilities. The town also boasts excellent transport links, with a mainline railway station providing direct services to Newcastle, Edinburgh, and beyond, as well as easy access to the A1 for commuting by car.

## COMMUNAL ENTRANCE

A welcoming entrance through double doors providing access to a hallway with stairs leading to all floors.

## ENTRANCE HALL

Providing access to all accommodation, a radiator and two good size storage cupboards.

## LOUNGE

*19'7" x 14'6" maximum (5.97 x 4.42 maximum)*

A very spacious main reception room with an electric fire in decorative surround, radiators and double glazed windows and double doors leading out to a west facing balcony.



## ADDITIONAL IMAGE



# 18 ADMIRAL COLLINGWOOD COURT MORPETH NE61 1SQ

## BALCONY

The private balcony offers a private outdoor space, perfectly sized for a bistro table and chairs, ideal for al fresco dining, relaxing, or displaying pot plants to add a touch of greenery.



## KITCHEN

12'7" x 7'8" (3.86 x 2.36)

A well maintained breakfasting kitchen fitted with a range of wall and base units with roll top work surfaces, a 1.5 sink drainer unit with mixer tap and an integrated oven, hob and extractor fan. There is also plumbing for a washing machine and dishwasher, along with space for a fridge freezer.



## ADDITIONAL IMAGE



## UTILITY AREA

Housing the wall mounted combi boiler and providing lots of additional storage.

# 18 ADMIRAL COLLINGWOOD COURT MORPETH NE61 1SQ

## BEDROOM ONE

16'4" x 10'11" (5 x 3.33)

Measurement includes ensuite but excludes wardrobes.

A very spacious master bedroom with a run of fitted wardrobes to one wall, radiator and double glazed windows facing on to the balcony.



## ENSUITE

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



## BEDROOM TWO

10'0" x 9'1" (3.05 x 2.79)

A versatile double bedroom with a double glazed window and radiator.



# 18 ADMIRAL COLLINGWOOD COURT MORPETH NE61 1SQ

## BATHROOM/WC

A well equipped bathroom fitted with a wash hand basin in vanity unit, wc and jacuzzi style bath with shower head attachment. Radiator and extractor fan.



## EXTERNALLY

Admiral Collingwood Court is situated within very well maintained, private grounds with residents only parking.

## PARKING

The property has an allocated space within a car port towards to the rear of the development, visible from the property.



## SERVICE CHARGE & GROUND RENT

Ground Rent currently £40 per annum.

Service Charge for 2025 £1790.

The above information must be verified by your legal advisor.

## TENURE & COUNCIL TAX BAND

Leasehold. we have been advised that there are 100 years remaining from a 125 year lease, beginning 2000.

Purchasers must ask their legal advisor to confirm the Tenure.

Council Tax Band D

# 18 ADMIRAL COLLINGWOOD COURT MORPETH NE61 1SQ

## 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 Gas

Broadband - superfast available. Mobile - available (limited indoor).

(Ofcom Broadband & Mobile Checker Jan 2024).

Flood Risk - Rivers & Sea - Low. Surface Water - Low.

Planning Permission - no pending applications

Coalfield & Mining Areas - located on a coalfield

## 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.

## 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.

## FLOOR PLAN


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


## VIEWING ARRANGEMENTS

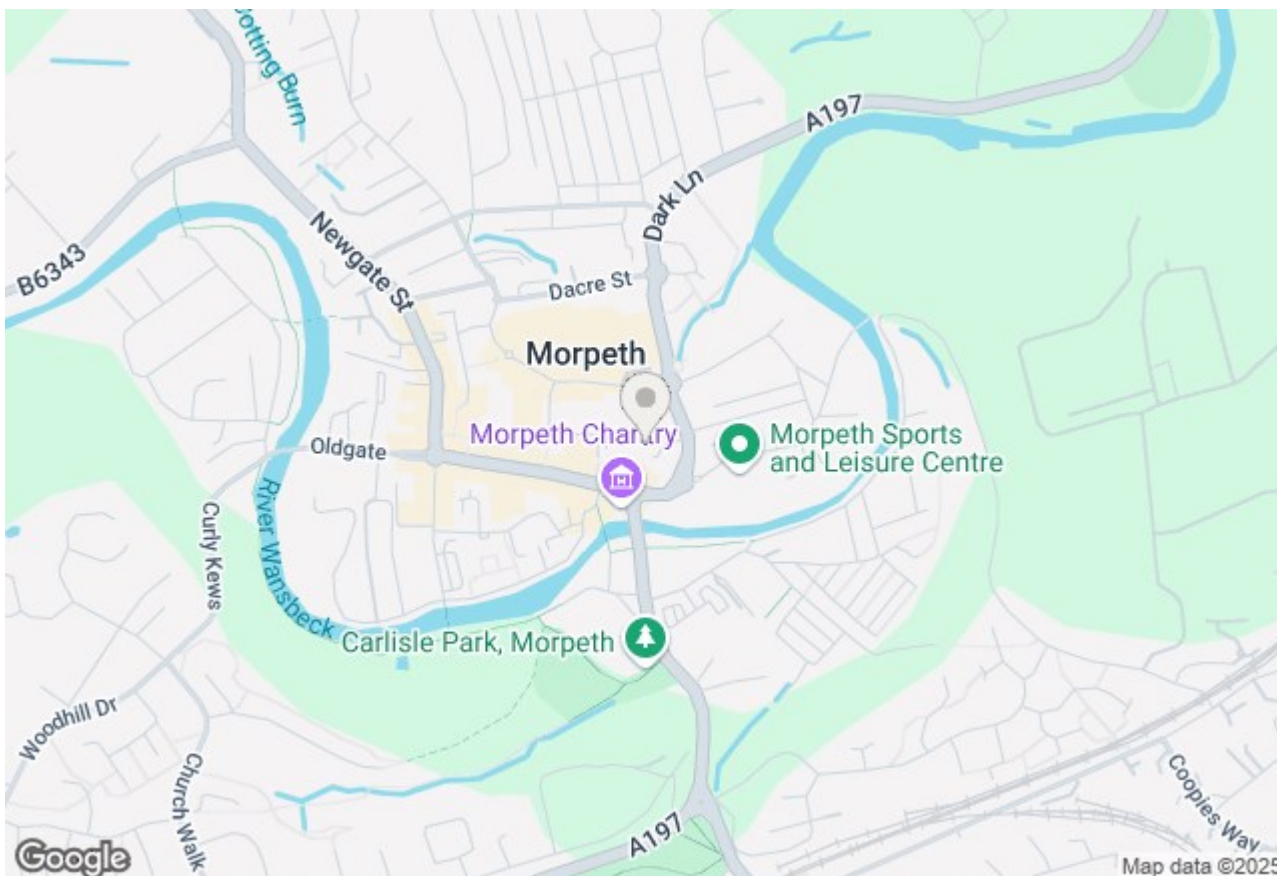
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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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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