

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

NEWGATE STREET MORPETH NE61 1AT



- Ground Floor Apartment
- Outdoor Terrace
- No Further chain
- Tenure: Leasehold 999 Years
- Services: Mains GCH, Electric, Water, Drainage & Sewage

- Town Centre Location
- Two Double Bedrooms, One Ensuite
- EPC: C
- Council Tax Band: B

Price £190,000

47C NEWGATE STREET MORPETH NE61 1AT

Located in the heart of Morpeth town centre, this well-presented two-bedroom ground floor flat offers a blend of convenience and modern living. The property benefits from a private garden terrace, and while there is no designated parking, several public car parks are nearby. Internally, the accommodation includes an entrance hall, a spacious open plan kitchen/diner and lounge with integrated appliances and direct access to the terrace, a master bedroom with en-suite, a second double bedroom, and a main bathroom/WC. Morpeth offers a fantastic range of amenities including shops, restaurants, cafés, and leisure facilities, all just a short walk from the property. The flat is also ideally located for commuters, with Morpeth Railway Station nearby providing direct services to Newcastle, Edinburgh, and beyond, and excellent road links via the A1.

ENTRANCE HALL

Entrance door to front leading to hallway with radiator.

OPEN PLAN KITCHEN DINER & LOUNGE



KITCHEN

11'6" x 9'8" max (3.51 x 2.97 max)

Modern fitted kitchen with a range of wall and base units with work surfaces and up stands, and a sink and drainer with mixer tap. Integrated appliances include a fridge freezer, induction hob, oven and extractor hood, dishwasher and washing machine. Double glazed window to side elevation and a radiator.



ADDITIONAL IMAGE



47C NEWGATE STREET MORPETH NE61 1AT

LOUNGE AREA

13'10" x 11'3" (4.24 x 3.45)

Open plan living area with double glazed double doors to enclosed outdoor terrace, double glazed window to the side, radiator and open access to kitchen.



BEDROOM ONE

11'8" x 9'10" (3.58m x 3.02m)

A double, master bedroom with double glazed window, radiator and access to en-suite.



ENSUITE

Fitted en-suite with a wc and wash hand basin in vanity unit, walk in shower cubicle with mains powered shower, tiled floor and splash backs, recess lighting and extractor fan.



BEDROOM TWO

10'7" x 9'6" (3.25 x 2.9)

A second, double bedroom with double glazed window, radiator, built in wardrobes and built in storage cupboard.

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BATHROOM/WC

Fitted with a panelled bath and wash hand basin and wc in fitted vanity unit. Double glazed window, radiator and extractor fan.



EXTERNALLY

The property has its own, terrace style garden which is accessed from the lounge. It is enclosed and laid with artificial lawn.



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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 - Mains Gas

Broadband Available - Yes - (Ofcom Broadband & Mobile Checker April 2025).

Broadband Type Highest available download speed Highest available upload speed Availability

Standard 20 Mbps 1 Mbps Good

Superfast 80 Mbps 20 Mbps Good

Ultrafast 1800 Mbps 220 Mbps Good

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

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

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

Planning Permission - There is currently two active planning permissions for Newgate Street. For more information please see – <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> (Checked April 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

We have been advised that the property is Leasehold with a 999 year lease.

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: B - Source gov.uk (Checked April 2025).

HMLR LAND REGISTRY

As with a significant proportion of land in England, this property is currently unregistered with HM Land Registry. This is not unusual and simply reflects the fact that it has not changed ownership or triggered registration since compulsory registration was introduced in this area. Upon sale, the property will be registered with HM Land Registry by the buyer's solicitor as part of the conveyancing process.

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MORTGAGES

Why not take the next step toward securing the best mortgage deal for you by booking an appointment with our Independent Mortgage Adviser? Our expert can provide you with tailored advice and guide you through the entire process, ensuring that you make an informed decision that suits your unique needs and financial situation.

Please Note:

It's important to remember that your home may be repossessed if you fail to keep up with mortgage repayments.

Oracle Financial Planning Limited will pay Rickard 1936 Ltd a referral fee upon the successful completion of any mortgage application.

Let's work together to help you find the right solution. Get in touch today!

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.

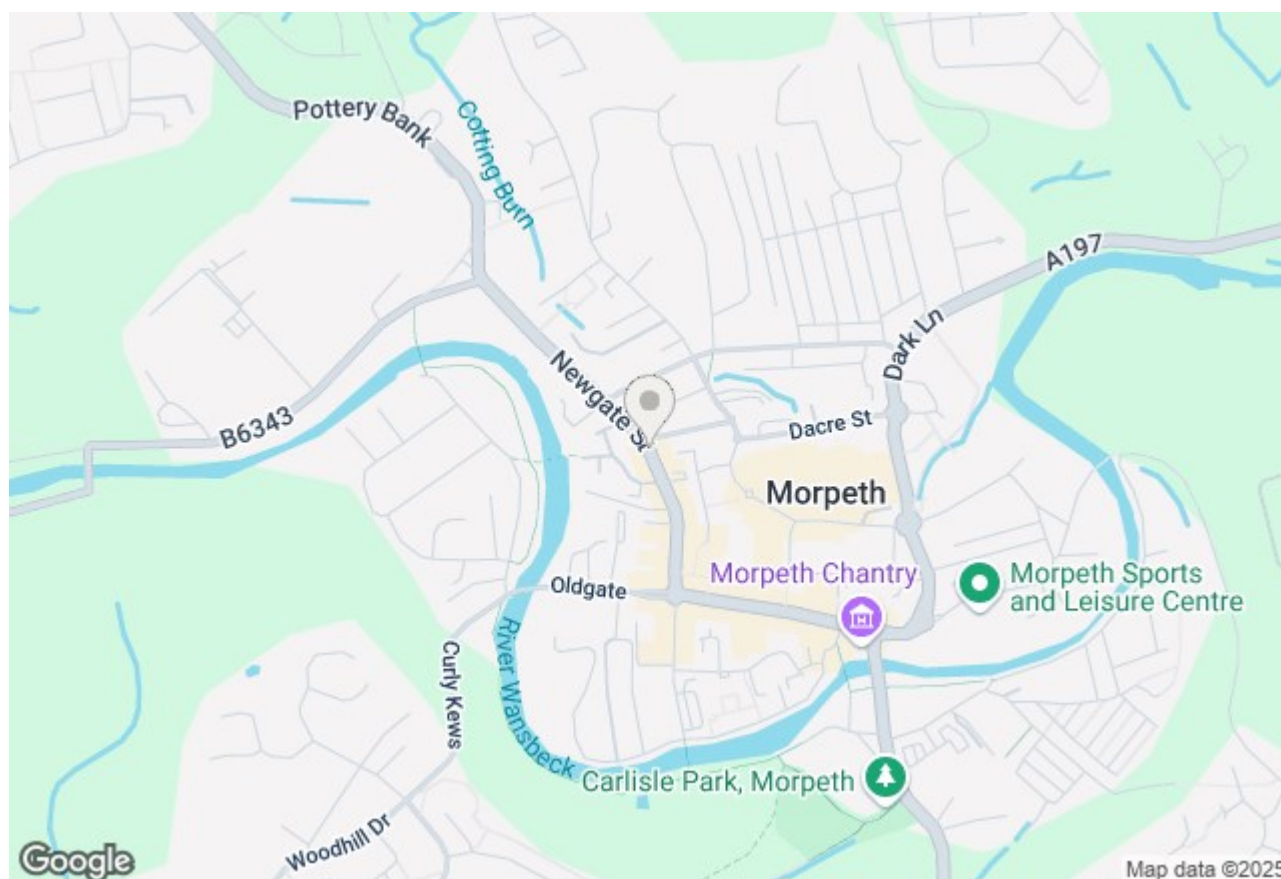
VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

28D25AOAO

| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (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 (CO ₂) 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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