

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

## ADMIRAL COLLINGWOOD COURT MORPETH NE61 1SQ



- Ground Floor Apartment
- Two Double Bedrooms
- Private Parking
- Tenure: Leasehold
- Services: Mains GCH, Electric, Water, Drainage & Sewage

- Town Centre Location
- Ensuite To Master
- EPC: C
- Council Tax Band: D

**Price £200,000**

# 14 ADMIRAL COLLINGWOOD COURT MORPETH NE61 1SQ

A well presented two-bedroom ground floor apartment situated within the sought after Admiral Collingwood Court development, in the heart of Morpeth town centre. This spacious and modern home is ideal for those relocating, first-time buyers, downsizers, or investors looking for a convenient and low-maintenance property.

Accessed via a secure communal entrance, the apartment comprises an entrance hall with built-in storage, a generous lounge/diner, and a separate fitted kitchen with a useful utility area. The master bedroom benefits from fitted wardrobes and an en-suite shower room, while the second bedroom is also a comfortable double. A well appointed main bathroom/WC completes the accommodation.

Externally, the property includes an allocated parking space within a covered car port and enjoys access to beautifully maintained communal gardens. The external areas have recently been redecorated, and internal communal spaces are currently being refreshed to provide a clean and welcoming environment.

Morpeth offers a wide range of amenities, including independent shops, cafes, restaurants, supermarkets, and leisure facilities. The town also boasts excellent transport links, with a mainline railway station offering direct services to Newcastle, Edinburgh, and beyond, along with convenient access to the A1 for road commuters.

## 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 DINER

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.



## ADDITIONAL IMAGE



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## BREAKFASTING 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 CUPBOARD

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

## MASTER BEDROOM

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.



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## 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.



## 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.



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## EXTERNALLY

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



## 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 May 2025).

Broadband Type Highest available download speed Highest available upload speed Availability

Standard 16 Mbps 1 Mbps Good

Superfast 80 Mbps 20 Mbps Good

Ultrafast NA NA NA

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

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

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

Planning Permission - There is currently no active planning permissions for Admiral Collingwood Court. For more information please see –<https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> (Checked May 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.

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## TENURE & COUNCIL TAX BAND

Leasehold - Not confirmed. 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 that the lease term has 98 years remaining. The ground rent is currently £40 per year. The service charge is currently £TBC per year.

Council Tax Band: D (Source gov.uk Checked May 2025).

## MORTGAGES

Why not take the next step toward securing the best mortgage deal for you by booking an appointment with Brian Boland, our experienced Independent Mortgage Adviser at McKenzie Financial Services LTD?

With years of industry experience and a wealth of knowledge, Brian has helped countless customers save money and make confident, informed choices when it comes to their mortgage. Whether you're a first-time buyer, moving home, or looking to remortgage, Brian will provide tailored advice to suit your unique needs and guide you through the entire process from start to finish.

Let's work together to find the right mortgage solution for you—get in touch today and take that first step towards a better deal!

Please note:

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

McKenzie Financial Services LTD will pay Rickard 1936 Ltd a referral fee upon the successful 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

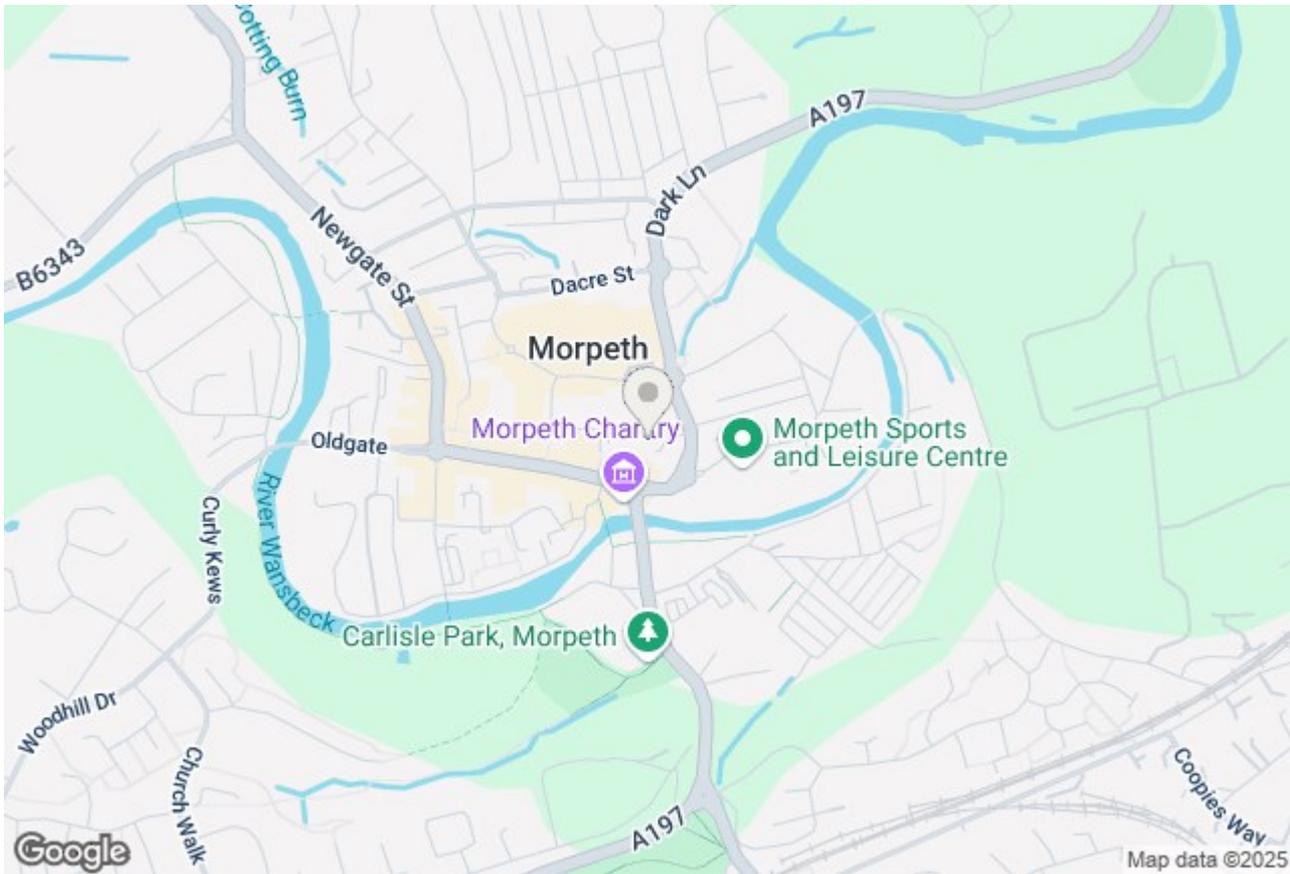
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>80</b>	<b>80</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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