

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

DACRE STREET MORPETH NE61 1HQ



- Two Bedroom Apartment
- Lounge Diner With Corner Windows
- Very Well Maintained
- Council Tax Band: D
- Services: Mains Electric, Water, Drainage & Sewage

- Top Floor With Lift Access
- Available With No Chain
- EPC: B
- Tenure: Leasehold

Price £169,950

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A rare chance to purchase one of only two apartments of this style within the sought after Silvas Court development, Morpeth, a purpose built retirement complex exclusively for residents aged 60 and over. This well presented top floor, two-bedroom apartment boasts a bright and airy feel, thanks to its corner position and larger than average kitchen, offering more space and natural light than standard layouts.

The accommodation is offered with no upper chain and briefly comprises: entrance hall with storage, a spacious lounge/diner with a corner window providing an outlook across Dark Lane and Morrisons, kitchen, a modern shower room/WC, and two double bedrooms.

Silvas Court is ideally located in the heart of Morpeth, a thriving market town with a wealth of amenities, including supermarkets, independent shops, cafes, restaurants, doctors, dentists, and excellent public transport links. Residents of Silvas Court benefit from features designed for convenience and community, such as a residents' lounge, guest suite, lift access, 24-hour emergency call system, and an on-site House Manager.

This is a rare opportunity to secure a larger, light-filled apartment in a well-regarded retirement community close to everything Morpeth has to offer.

COMMUNAL ENTRANCE TO DEVELOPMENT

A secure entry with access via a key fob or telephone intercom. The communal hallway provides access to the laundry room, residents lounge and guest suite, along with the house managers office, lift, and stair access to all floors.

COMMUNAL FACILITIES

On the ground floor there is a large communal lounge area used for various activities and events for residents. There is also a well equipped laundry room with allocated slots for residents.

The guest suite is a double room for staying visitors. This must be booked in advance with the House Manager and a charge will apply.

41 SILVAS COURT

ENTRANCE HALL

Entrance door providing access to the hallway with large storage cupboard and additional mirror fronted coat cupboard, electric heater.

LOUNGE DINER

18'1" x 19'3" max (5.53 x 5.88 max)

Maximum Dimensions taken

A large and bright room with double glazed window and corner window providing an elevated outlook and lots of natural light. Electric heater and a modern, feature fireplace with electric fire.



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ADDITIONAL IMAGE



DINING AREA



ADDITIONAL IMAGE



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KITCHEN

8'1" x 8'2" max (2.48 x 2.5 max)

Fitted with a range of wall and base units with roll top work surfaces and a sink drainer unit with mixer tap. There is an integrated electric oven and hob with extractor hood, plumbing for a dish washer and space for under bench fridge and freezer. Double glazed window.



BEDROOM ONE

8'10" x 15'5" excluding wardrobes (2.71 x 4.7 excluding wardrobes)

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



ADDITIONAL IMAGE



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BEDROOM TWO

9'4" x 10'5" (2.85 x 3.18)

Measurement excludes door recess.

A further double bedroom with a double glazed window and electric heater.



SHOWER ROOM/WC

Fitted with a wc, wash hand basin and electric shower in cubicle. Tiling to walls and floor, towel warmer and extractor fan.



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.

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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 Night Storage

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

Broadband Type Highest available download speed Highest available upload speed Availability

Standard 18 mbps 1 mbps Good

Superfast 80 mbps 20 mbps Good

Ultrafast Not Available Not Available Nor Available

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

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

We have been advised that the current annual service charge is £4,700 paid in two installments due April & October each year.

We have been advised that the current ground rent is £650.44 payable in two installments due in March & September each year.

The sellers are acting as executors of the estate and are unsure of the lease term, investigations are on-going into the lease term.

The sale of this property is subject to a condition that 1% of the future resale purchase price is to be paid to First Point upon any subsequent sale of the property by the purchaser.

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

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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

11F25AOAO.01



Total area: approx. 70.0 sq. metres (753.2 sq. feet)

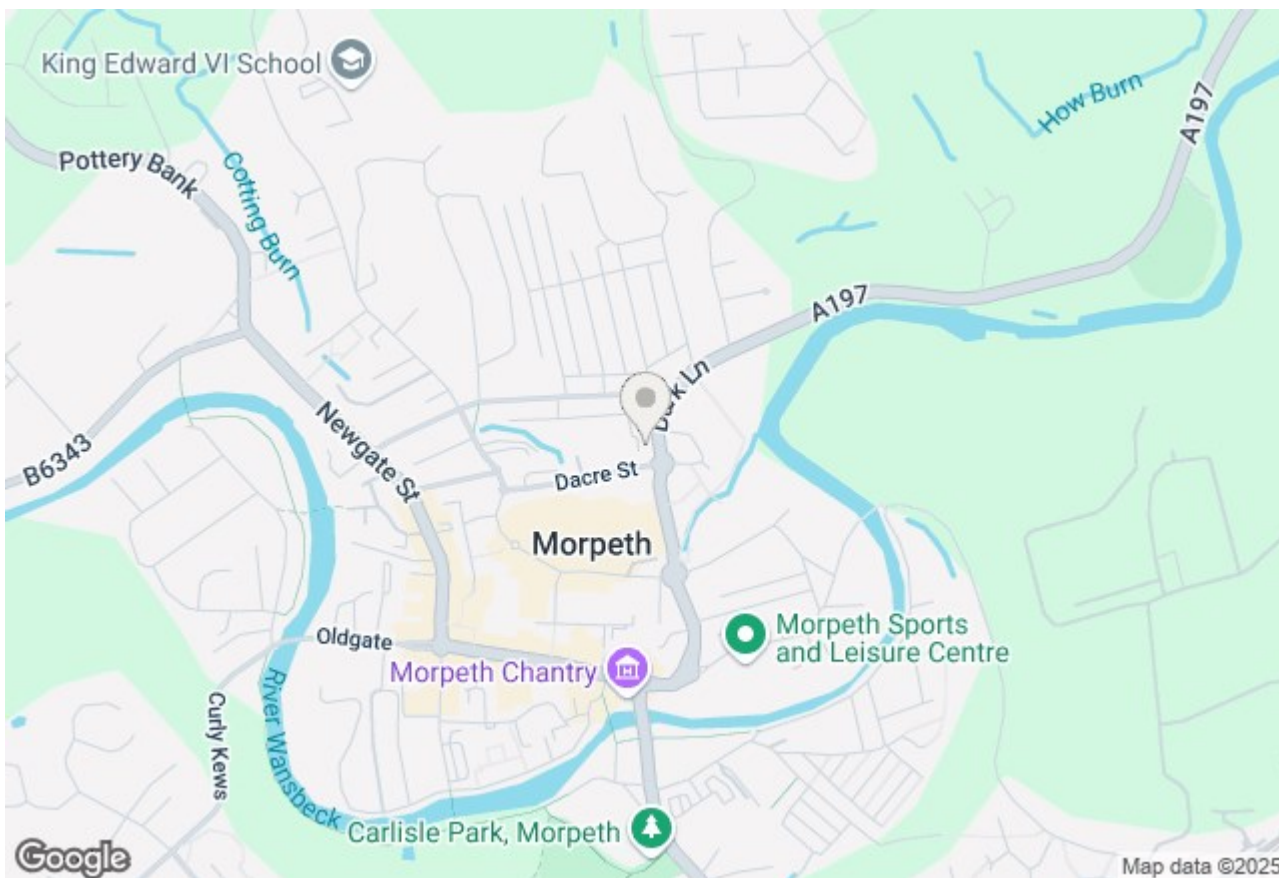
Silvas Court

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	82
(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 (CO₂) 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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