

Royal Sovereign House

Morpeth

- Two bedrooms
- Video entry phone system
- Secure underground parking
- Ensuite shower/WC
- Balcony

£ 675 pcm

Holding Deposit: £155

Security Deposit: £775

Tenancy Length: 12 Months

Council Tax Band: D EPC Rating: C



01670 511 711
17 Newgate Street, Morpeth NE61 1AW

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
morpeth@rookmatthewssayer.co.uk

Royal Sovereign House

Morpeth

Beautifully presented two bedroomed apartment situated in the heart of Morpeth town centre. The property is located on the first floor and offers that all important lift access whilst the property itself is spacious and modern and offers the extra benefit of an outside balcony. Available for a minimum 12 month tenancy agreement and ready to move straight into.

The property briefly comprises:- Entrance hallway, bright and airy open plan lounge/kitchen area which has been carpeted throughout, finished with modern décor and allows access straight onto the balcony from the double patio doors. The kitchen has been fitted with a range of units, offering good storage and integrated appliances.

To the opposite end of the living accommodation, you have two good sized bedrooms, with the master bedroom benefiting from its own en-suite shower room. The family bathroom has been finished with W.C., hand basin, bath and hand-held shower hose.

Externally, you have an underground car park offering one allocated parking bay which can be a real rarity for centre living.

You are within a stone's throw, to all the local restaurants, shopping and delightful river walks all on your doorstep.

Call us now to organise your viewing.

PRIMARY SERVICES SUPPLY

Electricity: Mains
 Water: Mains
 Sewerage: Mains
 Heating: Gas
 Broadband: TBC
 Mobile Signal / Coverage Blackspot: No
 Parking: Allocated parking space

EPC Rating: C

Council Tax Band: D

Holding Deposit: £155

Security Deposit: £775

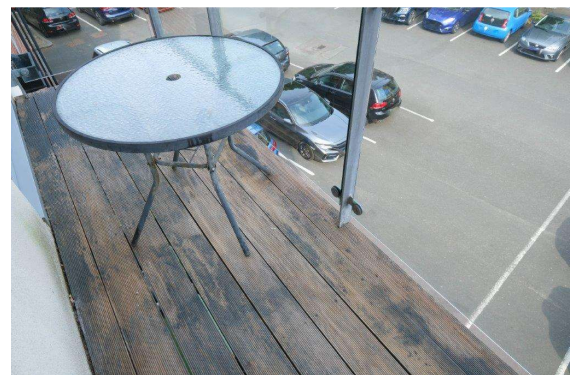
FEE DISCLAIMER

As part of our application process, fees will become due for referencing, tenancy agreement preparation and an initial inventory check (where applicable), these will be charged in addition to the Rent and Deposit that will be payable before the tenancy starts.

Please contact us for full details of the fees payable before you make any decision about this property or before you decide to view this property. We can provide you with an explanation of how these fees are calculated, please note that the referencing fees are charged per individual and should a Guarantor be required, this would attract additional referencing fees.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

M00004052/JT/SS/5.3.24/V.1



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guidance only and 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 tenants are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the tenants interests to check the working condition of any appliances. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending tenants will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the rental.

Right to Rent – each person who is intending to reside in the property and is over 18 must complete a Tenant Application Form and prove they have the Right to Rent in the UK.

16 Branches across the North-East



Client Money Protection