



## Newminster Place Morpeth

- Ground floor apartment
- Two bedrooms
- Close to town centre
- Open plan lounge/kitchen
- Allocated parking space
- Bathroom & shower room

**Offers In Excess Of £190,000**

01670 511711  
17 Newgate Street, Morpeth

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[morpeth@rmsstateagents.co.uk](mailto:morpeth@rmsstateagents.co.uk)

# Newminster Place, Morpeth

Very rare to the market, sits this very well presented, two bedroomed ground floor apartment, located in the heart of Morpeth centre, with its very own garden. The property boasts a superb location at Newminster, Bullers Green which is a short walk into the hustle and bustle that Morpeth has to offer. Internally it has been fitted with modern fixtures and fittings throughout ready to move straight into.

The property briefly comprises:- Entrance hallway, spacious open plan lounge/kitchen with floods of natural light and access to your own outdoor space which is extremely rare to find. The kitchen has been fitted with a range of dark wood wall and base units offering ample storage and integrated appliances to include fridge/freezer, four ring gas hob, electric oven, built in microwave and dishwasher.

You have two good sized bedrooms, both of which have been carpeted throughout. The master bed has been finished with a splash of colour to offer a lovely feature wall and further benefits from its own en-suite bathroom fitted with W.C., hand basin and bathtub. The second bedroom is a single but could also be used as an office to suit your needs. The family shower room has been fitted with W.C., hand basin and shower.

Externally you have one allocated parking bay and a generous garden to the front which has been laid to lawn with patio area.

Overall, this property is quirky, finished to a high standard and will attract a huge amount of interest!

- Lounge: 13'2 x 12'11 (4.01m x 3.94m)
- Dining Room: 10'0 x 7'6 (3.05m x 2.29m)
- Kitchen: 9'9 x 9'4 (2.97m x 2.84m)
- Utility: 5'4 x 4'11 (1.62m x 1.25m)
- W.C: 5'0 x 4'3 (1.52m x 1.23m)
- Bedroom One: 15'11 x 9'10 (4.85m x 2.99m)
- En-Suite: 8'11 x 3'11 (2.72m x 0.95m)
- Bedroom Two: 13'3 x 9'9 (4.04m x 2.97m)
- Bedroom Three: 10'9 x 9'1 max (3.28m x 2.77m) max (L-shaped room)
- Bedroom Four: 9'9 x 6'4 (2.97m x 1.93m)
- Bathroom: 6'5 x 5'6 (1.96m x 1.68m)

#### PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains gas
- Broadband: ADSL Modem
- Mobile Signal / Coverage Blackspot: No
- Parking: Allocated parking space

#### ACCESSIBILITY

This property has accessibility adaptations:

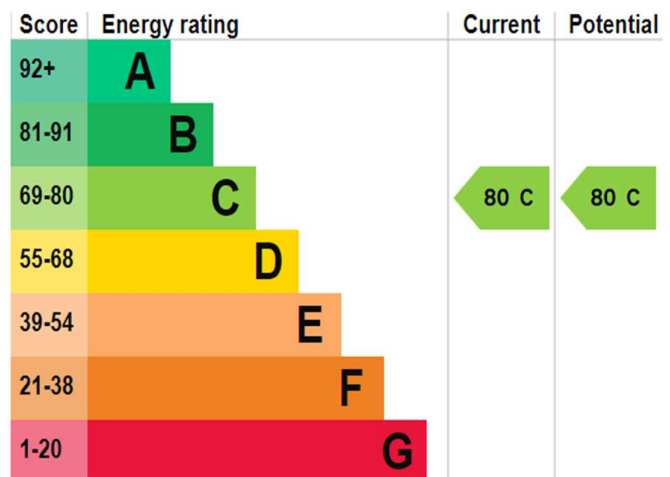
- Lift in the property

#### TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.  
Length of Lease: 999 years from 1st January 2003

EPC Rating: C  
Council Tax Band: C

M00008003.AB.JD.29.11.24.V.6



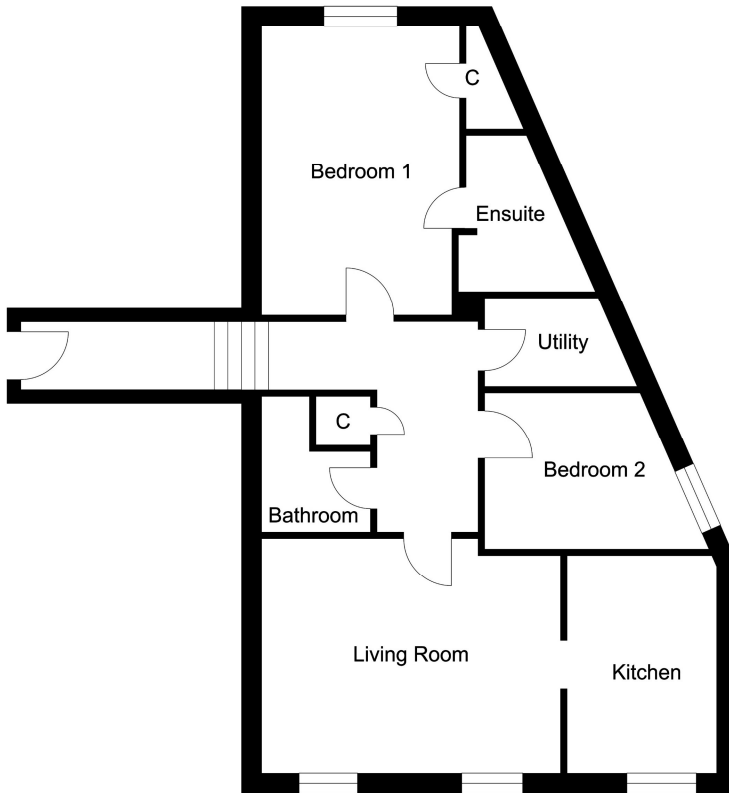
**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers 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 buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 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 purchasers 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 sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

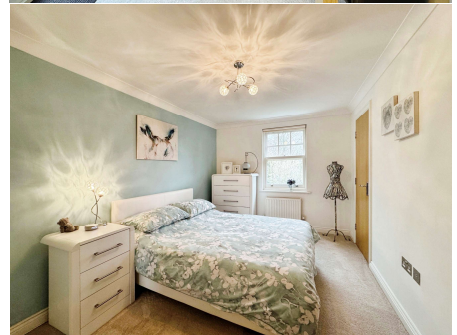


# Newminster Place, Morpeth



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 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 guide 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 buyers 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 buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 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 purchasers 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 sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

