



Cordwainers Morpeth

- Two Bedroomed
- Walking Distance To Town Centre
- Upper Apartment
- Shared Rear Garden
- Modern Decor
- Private Parking Space

Asking Price: £108,500

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ROOK
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SAYER

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Cordwainers, Morpeth

Beautifully presented with high end fixtures and fittings, sits this two bedroomed upper apartment located on Cordwainers, Morpeth. The property boasts a fantastic area, offers spacious bright and airy rooms throughout and tucked nicely within a quiet street, making it ideal for first time buyers. This is a highly requested development, and we anticipate interest to be high not only due to its proximity to not only the train station and main motorways, which are fantastic for those who need to commute, but an ideal location for walking distance into Morpeth town centre where you have a fantastic choice of local bars, restaurants and shopping delights to choose from.

The property is a Discount Market Value property and will be sold at 70% of the open market value agreed by Northumberland County Council. Discount Market Value homes are subject to criteria within the Section 106 section on the Northumberland County Council website.

If you feel you meet the criteria, please contact Rook Matthews Sayer and we will provide an application form that can be completed and sent to housing.proposals@northumberland.gov.uk

The property briefly comprises: - Entrance hallway which leads you upstairs where you are greeted to a large bright and airy open plan lounge and kitchen area offering floods of natural light due to the double aspect windows. The lounge has been carpeted throughout and finished with modern décor, whilst offering views over the shared garden to the rear. The high spec kitchen has been fitted with a range of modern gloss wall and base units offering an abundance of storage. Appliances include a four-ring gas hob with electric oven and fridge/freezer.

You have two good sized bedrooms, both of which have been carpeted throughout and come with large fitted wardrobes, offering excellent storage. The family bathroom has been fitted with W.C., hand basin, bath and shower over bath and black towel rail.

Externally you have a delightful garden to the rear which has been laid to lawn. The garden is shared between four apartments but offers plenty space for all. Private parking is also available.

Overall, this apartment is in immaculate condition and is guaranteed to impress!

Lounge: 14'0 x 9'0 Max points (4.27m x 2.74m Max Points)

Kitchen: 10'3 x 7'5 (3.12m x 2.26m)

Bedroom One: 12'9 x 9'5 (3.89m x 2.87m)

Bedroom Two: 10'2 x 9'3 (3.10m x 2.82m)

Bathroom: 6'10 x 6'8 (2.08m x 2.03m)

PRIMARY SERVICES SUPPLY

Electricity:

Water:

Sewerage:

Broadband:

Mobile Signal / Coverage Blackspot:

Parking: Allocated Parking Space

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 2016.

EPC Rating: B

Council Tax Band: B

M00008160.AB.LB.16/08/24.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

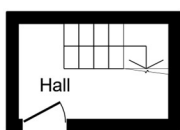
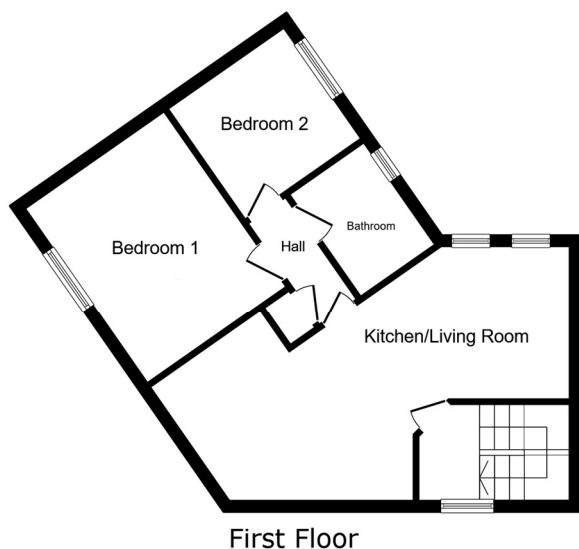
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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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Cordwainers, Morpeth



Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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