



Mathesons Gardens | Morpeth | NE61 1ET

Offers In Excess Of £195,000

ROOK
MATTHEWS
SAYER

**2****1****1****Spectacular Apartment****No Onward Chain****Two Bedrooms****Gorgeous Communal Gardens****Desirable Location****Balcony to Enjoy Stunning Views****Modern Décor****Allocated Parking Space**

For any more information regarding the property please contact us today

Very rarely found on the market, sits this spectacular two bedroomed apartment on the ever-desirable Mathesons gardens, Morpeth. The property boasts a superb position within the heart of Morpeth Centre, with fantastic river views from your private terrace, whilst internally offering that overall Wow factor!! Situated only a five-minute walk from the historic town of Morpeth, you will find an array of traditional shops, local bars, restaurants and delightful river walks all on your doorstep.

The property briefly comprises:- Private entrance with telecom entry which leads you upstairs to an impressive bright and airy lounge, with floods of natural light, offering a room with a view. The lounge makes full use of its surroundings, with a lovely window seat to enjoy the views, as well as your very own terrace to relax and enjoy the views. The high spec kitchen has been fitted with a range of high gloss wall and base units, offering an abundance of storage and complimented with a white quartz workbench. Integrated appliances include fridge/freezer, electric oven, induction hob, dishwasher and washer/dryer.

You have two generous sized bedrooms, one large double which is fitted with excellent built in storage and a single which could also be used as an office to suit. Both bedrooms have been carpeted throughout and finished with modern décor. The family shower room has been recently finished to a high standard, fitted with W.C., hand basin and walk-in shower.

Externally you have your own allocated parking space within a carport, plus additional visitor's parking spaces. The apartment grounds are surrounded by gorgeous communal gardens, currently laid to lawn with pops of colour and vibrancy, offering its new owner peace and tranquil outdoor living.

Guaranteed to impress and with no onward chain, this is a must view!

Lounge: 19'10 x 14'8 (Max Points) (6.05m x 4.47m Max Points)

Kitchen: 9'11 x 7'0 (3.02m x 2.13m)

Bedroom One: 14'0 x 9'3 (4.27m x 2.82m)

Bedroom Two: 9'0 x 7'0 (2.74m x 2.13m)

Bathroom: 7'0 x 6'5 (2.13m x 1.96m)

Anchor Hanover requires each purchaser to be aged 60 years of age or over. The Service Charge is payable to Anchor, at a monthly charge of £332.98. From the 1st April 2025 – 31st March 2026. The service charge will cover- The Resident Warden, garden maintenance, external window cleaning, buildings insurance (contents insurance is not covered), Maintenance, repair and renewal of external structure and individual heating and plumbing systems together with external decoration to individual properties.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Broadband: Fibre to Premises

Mobile Signal / Coverage Blackspot: No

Parking: Allocated Parking Space: Allocated Parking

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: 99 years from 9th January 1987.

EPC Rating: C

Council Tax Band: C

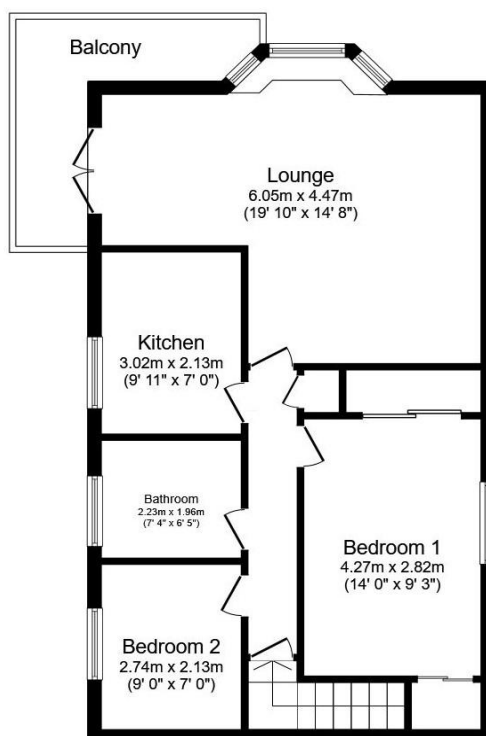
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Floor Plan

Floor area 64.9 sq.m. (699 sq.ft.)

Total floor area: 64.9 sq.m. (699 sq.ft.)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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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