



Mill Race Court | Morpeth | NE61 1AE

Asking Price £240,000

ROOK
MATTHEWS
SAYER



2



2



1

Modern First Floor Apartment

No Onward Chain

Two Bedrooms

Well Maintained Communal Gardens

Town Centre Location

Allocated Parking Space

Lift Access

Leasehold

For any more information regarding the property please contact us today

Guaranteed to impress, sits a modern purpose-built two bedroomed apartment in the heart of Morpeth town centre. The property boasts a superb location, Mill Race Court is a short walk from Morpeth town Centre, where you will find an array of traditional shops, local bars, restaurants and delightful river walks all on your doorstep. Internally the property offers spacious rooms and neutral décor throughout. Located on the first floor, this property can be accessed via the stairs or a lift, which is a rarity.

The property briefly comprises:- Entrance hallway, a spacious and inviting reception room with large bay window allowing floods of natural light in. The lounge has been fitted with a light beige carpet. This leads seamlessly into the generous sized kitchen, which has been fitted with a range of wood wall and base units, offering excellent storage. The kitchen is a great space with ample room for your dining room table and chairs. Appliances include fridge freezer, dishwasher, washer dryer, electric oven and ceramic hob.

To the opposite end of the living space, you are presented with two bedrooms, one double and one single, both of which are have fitted with carpet. The master bedroom further benefits from its own en-suite shower room, large fitted wardrobes and access to the rear balcony. The main bathroom is partially tiled and has been fitted with a basin, bath tub, towel rail and W.C.

Externally, the property boasts well maintained communal gardens to enjoy. To the rear of the property, there is one allocated parking space.

Early viewings are recommended to appreciate the space on offer. Available with no onward chain, this is a must view.

MEASUREMENTS

Lounge: 11'56 x 15'82 (3.48m x 4.78m) Lounge: 11'56 x 15'82 (3.48m x 4.78m) (Maximum lounge length is 5.5m within area of bay window)

Kitchen: 13'40 x 9'87 (4.06m x 2.95m)

Bedroom One: 11'89 x 11'56 (3.56m x 3.48m)

Ensuite: 6'87 x 5'62 Max Points (2.03m x 1.68m Max Points)

Bedroom Two: 9'73 x 7'35 (2.92m x 2.21m)

Bathroom: 7'78 x 5'56 (2.31m x 1.65m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Night Storage

Broadband: None

Mobile Signal / Coverage Blackspot: No

Parking: Allocated Parking Space

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: 125 years commencing on 1 December 2005

EPC Rating: B

Council Tax Band: D

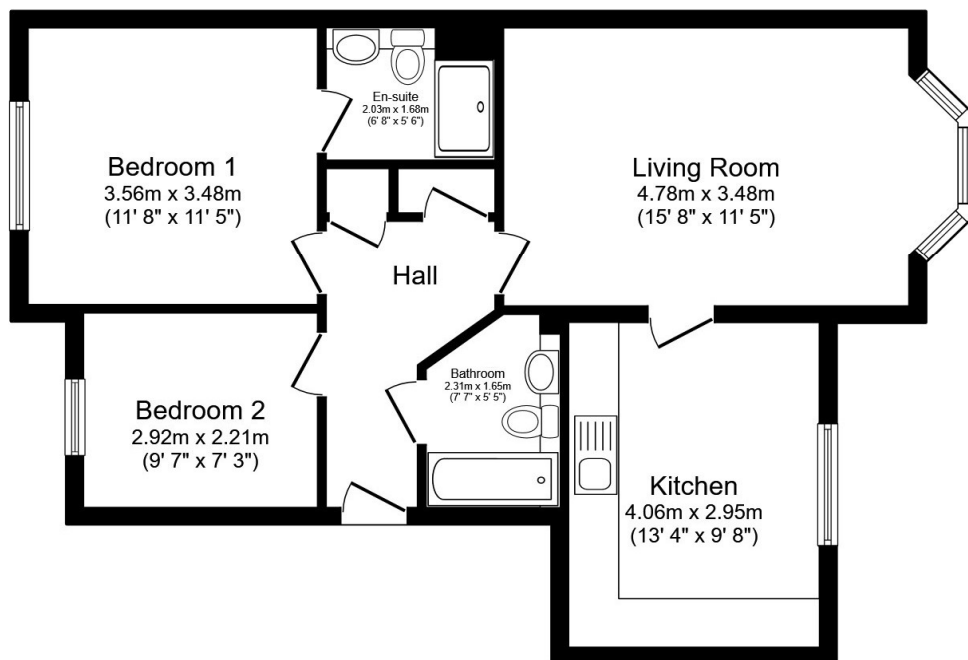
M00008616.LB.JD.13/11/2025.V.4

T: 01670 511 711

morpeth@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**





Floor Plan
Floor area 64.3 sq.m. (693 sq.ft.)

Total floor area: 63.8 sq.m. (686 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	82 B	84 B
69-80	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.

