



17 Green's Park

Warkworth



SANDERSON
YOUNG



17 Green's Park
Warkworth, Morpeth, Northumberland,
NE65 0GY

An immaculately presented, two bedroom ground floor apartment, one of only 5 individual apartments in Greens Park with excellent views up towards Warkworth Castle at the rear - with allocated parking for one car to the front, secure communal entrance and a shared courtyard area to the rear - NO UPWARD CHAIN

An excellent and well maintained two bedroom apartment, with only one owner since being built by Betts Homes 17 years ago - its location to the head of this quiet cul de sac gives the property an attractive open aspect to the front, from the sitting room, and good natural light. The apartment, an ideal main or second home, is only a short walk from the historic Warkworth Castle, the beautiful River Coquet and the numerous village amenities including shops, cafes, and pub/hotels & restaurants.

Price Guide:
Offers Over £190,000

2 1 1 C





The apartment benefits from timber double glazed windows, a new electric heating system (2023) and versatile accommodation, with scope to revert the master bedroom walk in wardrobe, to the former Ensuite as all the plumbing is still in place from when built.

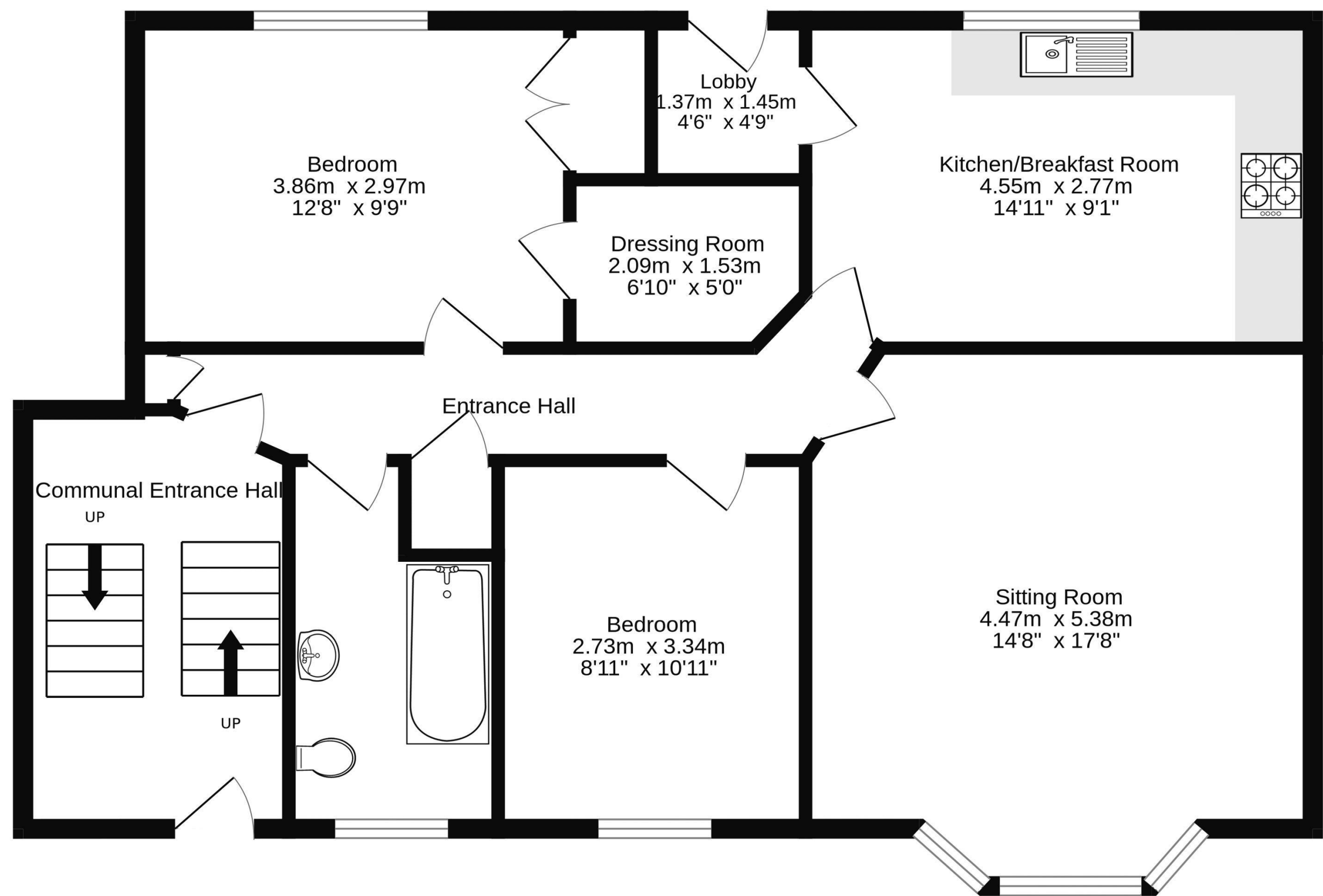
Accommodation - Secure communal entrance | Entrance hallway with a built in storage cupboard and cupboard housing the electric boiler | Generous and light sitting room, with a large bay window to the front overlooking the courtyard | Good size kitchen/dining room with windows looking up to the Castle - the kitchen is fitted with a range of cabinets with a ceramic hob, integrated oven, plumbing for a dishwasher, washing machine and space for a tumble dryer | Rear lobby with a door leading to the rear courtyard area. Master bedroom with views to the Castle, a double door built in wardrobe, and walk in wardrobe with shelving and hanging (converted from the former Ensuite with plumbing still in place) | Double bedroom two, with a window to the front and fitted as a home office with a desk and shelving to the walls | Bathroom with a white suite - bath, wash hand basin and WC



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Ground Floor
81.5 sq.m. (878 sq.ft.) approx.



TOTAL FLOOR AREA : 81.5 sq.m. (878 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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Externally - Block paved & shared courtyard to the rear, with space for a bistro table/chairs, bench seating and planted tubs/pots | Bin storage to the side | Allocated parking in bay to the front.

Services: Mains Electric, Water & Drainage (Mins gas services available in Warkworth) | Electric boiler and radiators | Tenure: Leasehold | Council Tax: Band D | EPC: C

Lease Details: Owner of Freehold: Abacus Land 4 Limited | Expiry Date of Lease: 2131 | Lease Term Remaining: 106 years from January 2025 | Ground Rent: £150 annually (to increase in 2031 to £300, and every 25 years thereafter | Service Charge: £2,492 annually | Managing Agents: Kingston Property Services | Pets subject to management approval

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