

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

DACRE STREET MORPETH NE61 1HQ



- Retirement Apartment
- Lift Access
- Communal Gardens & Parking
- Council Tax Band D
- Services: Mains Electric, Water & Drainage Heating: Electric

- Two Double Bedrooms
- No Upper Chain
- Tenure: Leasehold
- EPC: C

Price £150,000

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A well presented two bedroom, second floor retirement apartment with lift access, situated within the popular Silvas Court development. Offered with no upper chain, the property briefly comprises an entrance hall, lounge/diner, kitchen, two double bedrooms, and a bathroom/WC. Each room is fitted with emergency pull cords, providing peace of mind, and the development is supported by a resident house manager.

Silvas Court offers a range of communal facilities for residents, including a residents' lounge, laundry room, guest suite (available to reserve for visitors at a charge), well maintained communal gardens, and dedicated residents only parking.

The apartment enjoys a convenient location within close proximity to Morpeth town centre, providing easy access to a wide range of amenities, including shops, cafés, restaurants, leisure facilities, and excellent transport links. Morpeth itself is a thriving market town, renowned for its historic charm, weekly markets, and strong sense of community, making this an ideal location for comfortable, independent retirement living.

ENTRANCE HALL

Entrance door leading to a spacious hallway with two storage cupboards and an electric heater.

LOUNGE DINER

10'8" x 20'9" max.meas. (3.26 x 6.35 max.meas.)

A generous main reception room with a double glazed window, electric heater and an electric fire with feature fireplace.



ADDITIONAL IMAGE



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ADDITIONAL IMAGE



KITCHEN

7'6" x 7'1" max. (2.31 x 2.17 max.)

Fitted with a range of wall and base units with roll-top work surfaces, sink drainer unit with mixer tap and an integrated electric oven and hob. There is space for under-bench fridge and freezer and plumbing for a dishwasher. Double glazed window.



BEDROOM ONE

11'8" x 9'2" exc. robes. (3.56 x 2.81 exc. robes.)

Double glazed window, electric heater and built-in wardrobes.



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BEDROOM TWO

9'6" x 13'8" max (2.9 x 4.18 max)

Double glazed window, electric heater.



ADDITIONAL IMAGE



SHOWER ROOM / WC

Fitted with a wc, wash hand basin in vanity unit and an electric shower in cubicle.



EXTERNALLY & PARKING

The development is accessed from Dacre Street and provides a residents only car park and very well maintained communal garden areas.

COMMUNAL AREAS

Entering Silvas Court there is a secure entry system which leads to the communal hallway. On the ground floor there is a large communal lounge area used for various activities and events for residents and a laundry room.

There is also a guest suite for staying visitors. This must be booked in advance with the House Manager and a charge will apply.

FLOOR PLAN

This plan is not to scale and is for identification purposes only.

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GENERAL INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they 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. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

As the agent we have not sought to verify the legal title of the property and verification must be obtained from a solicitor.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

GOOGLE MAPS - GENERAL NOTE

If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

MATERIAL INFORMATION

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regard to material information, but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply -Mains

Water Supply - Mains

Sewerage - Mains

Heating - Electric Night Storage

Broadband Available - Yes - (Ofcom Broadband & Mobile Checker Dec 2025).

Broadband Type Highest available download speed Highest available upload speed Availability

Standard 18 mbps 1 mbps Good

Superfast 80 mbps 20 mbps Good

Ultrafast Not Available Not Available Nor Available

Mobile & Data - Likely with O2. Limited with Three, EE & Vodafone (Ofcom Broadband & Mobile Checker June 2025).

Flood Risk - Rivers & Sea Yearly Chance of Flooding - Very Low Risk - Yearly Chance of Flooding 2036 & 2069 - Very Low Risk - (Gov.uk Flood Risk Checker Dec 2025).

Surface Water Yearly Chance of Flooding - Very Low Risk - Yearly Chance of Flooding 2040 & 2060 – Very Low Risk - (Gov.uk Flood Risk Checker Dec 2025).

Planning Permission - There is currently no active planning permissions for Silvas Court. For more information please see – <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> (Checked Dec 2025).

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on a coalfield. Your legal advisor will be able to advise you of any implications of this.

SALE SUBJECT TO PROBATE

The sale of this property is subject to a grant of probate. Please seek an update from the branch with regards to the potential time frames involved.

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TENURE & COUNCIL TAX BAND

Leasehold - We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure.

We have been advised that the current annual service charge is £3,138.56 paid in two installments due April & October each year.

We have been advised that the current ground rent is £650.44 payable in two installments due in March & September each year.

We have been advised that there are 66 years remaining on the lease.


The sale of this property is subject to a condition that 1% of the future resale purchase price is to be paid to First Port upon any subsequent sale of the property by the purchaser.


Council Tax Band: D (Source gov.uk Checked Dec 2025).

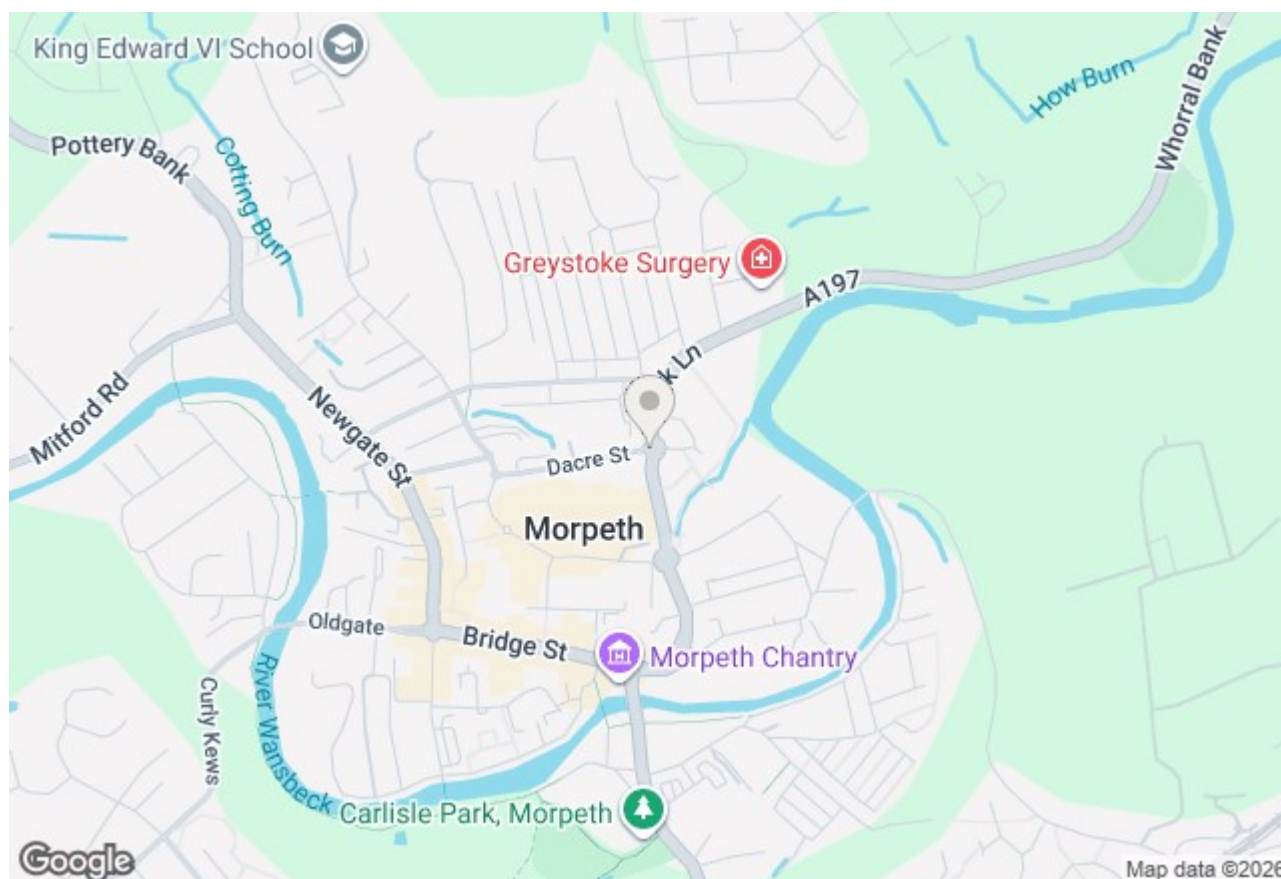
VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

29L25AOAO

| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

| Environmental Impact (CO ₂) Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC |  |



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