



Loansdean Wood | Morpeth | NE61 2FB

Asking Price £170,000

RMS | Rook
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Sayer



2



1



2

Spacious Top Floor Apartment

Modern Décor

Two Bedrooms

Lovely Communal Gardens

Highly Requested Development

Allocated Parking Space

Bright and Airy Rooms

Leasehold

For any more information regarding the property please contact us today



T: 01670 511 711

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This extremely well presented and spacious, two bedroomed, top floor apartment is located on Loansdean Wood, which is a highly requested and prestigious development within Morpeth. This is a popular area for families due to its proximity to the A1 and bus stops for commuters, and it is within walking distance to the local first school. The historic town of Morpeth is a short drive away and can also be reached on foot in approximately 30 minutes, where you have many delights to choose from, which include an array of local bars, restaurants and wonderful river walks. Internally the property has been meticulously maintained and presented with generous sized rooms, which have been tastefully decorated.

The property briefly comprises:- Entrance hallway leading to the impressive kitchen diner, which is a great space for families with ample room for your own dining table and chairs. The large kitchen has been fitted with a range of wall and base units, offering an abundance of storage. Appliances include electric oven, ceramic hob and fridge freezer. The inviting lounge is flooded with natural light and been fitted with a light beige carpet.

To the opposite end of the living space, you are presented with two generous sized double bedrooms, both of which have been finished to a high standard and finished with modern décor. The master bedroom further benefits from its own ensuite shower room and a built-in wardrobe, providing excellent storage. The family bathroom has been finished with basin, W.C, bath and separate shower. The bathroom has access to handy cupboard located in the eaves.

Externally, you have a one allocated parking space and communal gardens.

Overall, we anticipate this property will attract a huge amount of interest!

MEASUREMENTS

Kitchen/Diner: 27'5 x 10'7 (8.36m x 3.23m)

Lounge: 15'0 x 12'2 (4.57m x 3.71m)

Bedroom One: 17'7 x 11'4 Max Points (5.36m x 3.45m Max Points)

Ensuite: 6'7 x 6'0 (2.01m x 1.83m)

Bedroom Two: 12'2 x 9'6 (3.71m x 2.90m)

Bathroom: 11'4 x 7'0 (3.45m x 2.13m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to Cabinet

Mobile Signal / Coverage Blackspot: No

Parking: Allocated Parking Space

TENURE

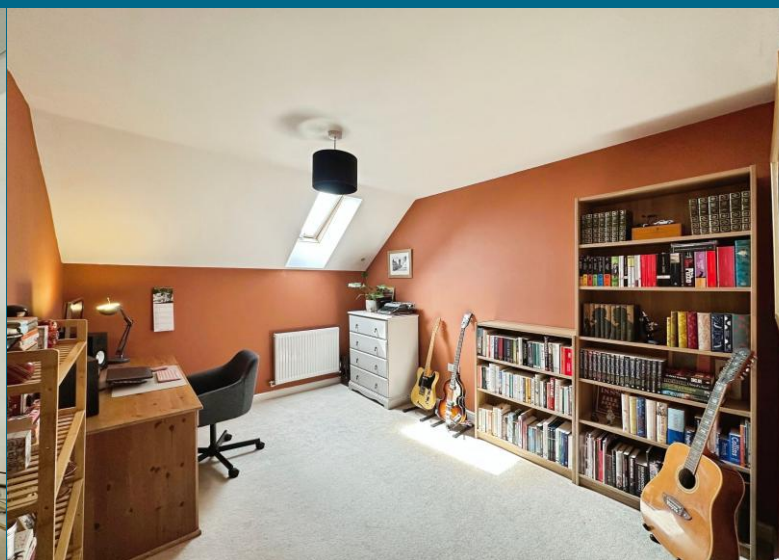
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs. Length of Lease: 125 years from 01/01/2011

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

EPC Rating: B

Council Tax Band: C

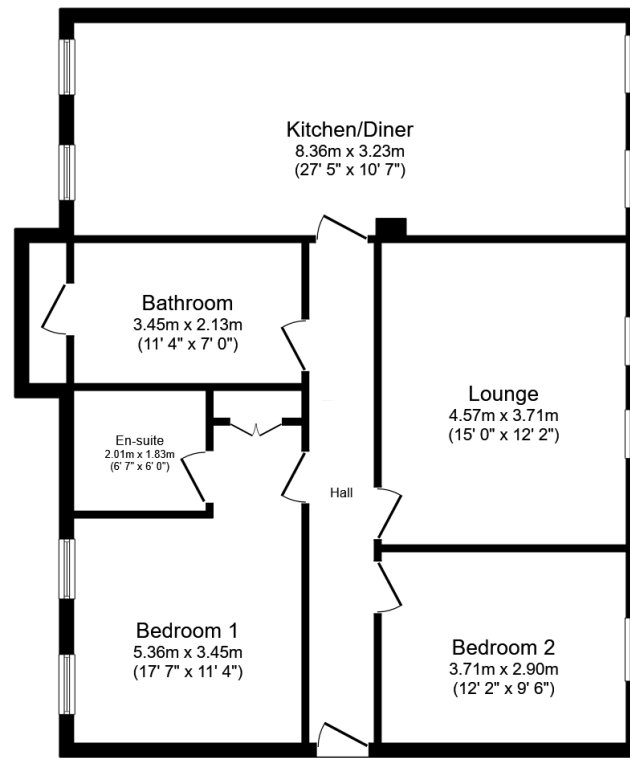
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Floor Plan

Total floor area: 92.5 sq.m. (995 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	83 B	83 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 relation to this property.

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.

