



George Fitzroy Court | Stannington | NE61 6FE

Asking Price £50,000

The property is being sold under the shared ownership scheme, offering its new owners the chance to purchase a 25% share. More options are available dependent on the buyer. If you feel you meet the criteria, please contact Rook Matthews Sayer and we will happily provide you with further information.

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Fabulous Townhouse

No Onward Chain

Three Bedrooms

Open Plan Lounge/Kitchen

Ever-Desirable Location

Low Maintenance Enclosed Garden

Shared Ownership Scheme

Private Driveway plus Garage

For any more information regarding the property please contact us today



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NO ONWARD CHAIN! This is a fabulous 25% shared ownership, three bedroomed townhouse, located on the ever-desirable George Fitzroy Court, St Marys Park. Set over three floors, this home offers spacious bright and airy rooms throughout, ideal for growing families. The property is nestled within in a small and well-established development, which also features a gastro pub on your door-step. The picturesque village of Stanington is surrounded by greenery, with fabulous walks and offers a first school, making this location ideal for families. Morpeth Town Centre is only a short drive, where you will find an array of bars, restaurants and shopping delights to choose from.

The property briefly comprises:- Entrance, leading upstairs and straight into a spacious open plan lounge/kitchen which has been finished with grey laminate flooring and modern décor. The kitchen has been fitted with a range of modern wall and base units, offering excellent storage and views over the rear garden. Appliances include a four-ring gas hob with electric oven, plus you have space to house your own fridge/freezer and washing machine.

You have three generous sized bedrooms, one single which could also be used as an office to suit, and two good sized doubles which are located on the top floor. All bedrooms have been carpeted throughout and finished with modern décor. The master bed and the second bed both benefit from their own en-suites. The family bathroom has been finished with W.C., hand basin and bath tub.

Externally to the front you have a private driveway plus a garage. The garage provides direct access to your fully enclosed garden which is low maintenance and an ideal space for those who enjoy outdoor entertaining. To the rear you further benefit from beautiful communal landscaped gardens to enjoy.

Early viewings are highly recommended to appreciate this beautiful home.

MEASUREMENTS

Lounge/Kitchen: 16'1 x 14'3 (4.90m x 4.34m)
Bedroom One: 16'1 x 14'4 Max Points (4.90m x 4.37m)
En-suite: 7'8 x 5'4 (2.34m x 1.63m)
Bedroom Two: 11'6 x 9'1 (3.51m x 2.77m)
En-suite: 5'5 x 3'2 (1.65m x 0.97m)
Bedroom Three: 11'4 x 9'1 Max Points (3.45m x 2.77m)
Bathroom: 7'9 x 5'6 (2.36m x 1.68m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre to premises
Mobile Signal / Coverage Blackspot: No
Parking: Driveway & Garage

The current monthly charges payable to Home Group from 1st April 2026 are £431.66 and are broken down as follows:

- Rent- £363.64
- Management charge - £5.83
- Insurance charge- £26.92
- Service charge - £35.27

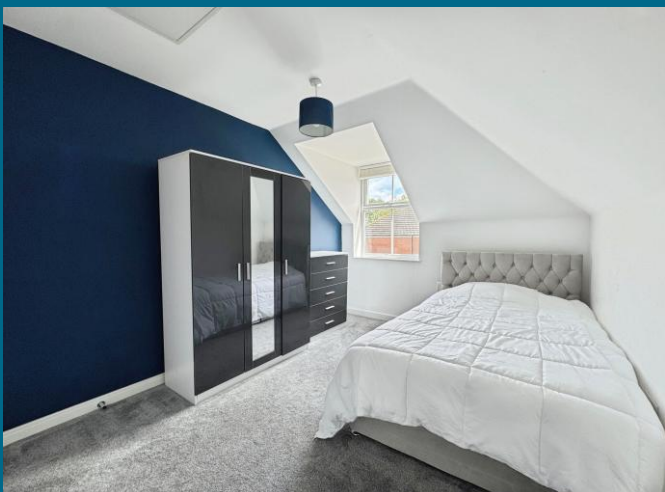
The above charges are reviewed annually on 1st April.

TENURE

Leasehold – It is understood that this property is leasehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser. Lease term: 125 years from 1st February 2020.

EPC Rating: B
Council Tax Band: C

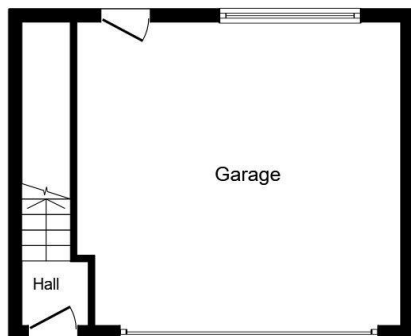
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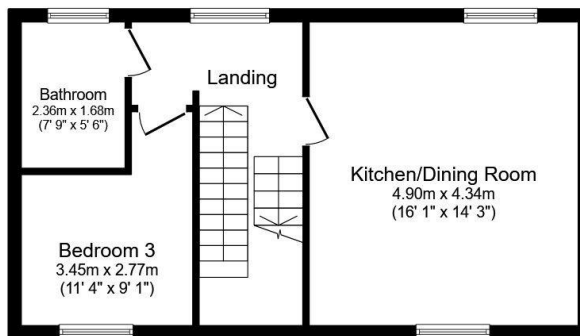
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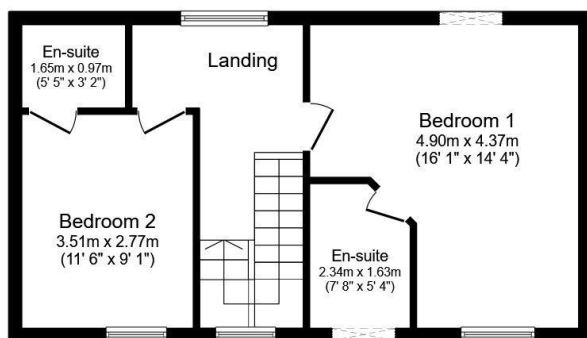
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Ground Floor



First Floor



Second Floor

Total floor area: 118.1 sq.m. (1,271 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		92 A
81-91	B	81 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.

