



Silvas Court, Dacre Street | Morpeth | NE61 1HQ

Asking Price £160,000

RMS | Rook
Matthews
Sayer

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Retirement Development

New Induction Hob

Two Bedroomed Apartment

Generous Sized Lounge

Walking Distance To Shops

Walk In Shower

Moder Decor

Communal Parking

For any more information regarding the property please contact us today



T: 01670 511 711

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Located in the heart of Morpeth town centre, this beautifully presented two bedroomed, second floor apartment, on Silvas Court, Morpeth. These apartments are within a purpose-built retirement development for those ages 60 years plus, which offers peace of mind, security and includes the benefits of the on-Site House Manager. Morpeth is known for its natural beauty, rich history and as a gateway to all that Northumberland has to offer. The hustle and bustle of bars, restaurants and shopping delights, all within a stone's throw from your front door. Internally the property is ready to move straight into, it was recently professionally painted.

The property briefly comprises:- Entrance hallway, spacious lounge which has been fitted with light grey carpets and has space for a small dining table and chairs. The kitchen has been fitted with a range of wall and base units offering an abundance of storage. Appliances include an induction hob, electric oven, and fridge freezer.

There are two large double bedrooms both of which have been carpeted. The master bedroom is extremely light and spacious whilst the second bedroom benefits from large fitted wardrobes. The bathroom has been beautifully finished and complimented with W.C., hand basin and walk-in shower.

Communal parking is available.
Ground rent: £325.22 6 Monthly
Service charges: £2423.34 6 Monthly

For days out, you can head to Newcastle, an easy drive on the A1, which also links Morpeth to Edinburgh and beyond. Bus services run from near the McCarthy & Stone development to Newcastle upon Tyne, Berwick, Amble, Hexham and Carlisle.

MEASUREMENTS

Lounge: 22'09 x 10'03 Max Points (6.93m x 3.12m Max Points)
Kitchen: 7'7 x 7'0 Max Points (2.31m x 2.13m Max Points)
Bedroom One: 9'3 x 17'8 Max Points (2.82m x 5.38m Max Points)
Bedroom Two: 15'07 x 9'9 Max Points (4.75m x 2.97m Max Points)
Bathroom: 7'6 x 7'7 (2.29m x 2.31m)

PRIMARY SERVICES SUPPLY

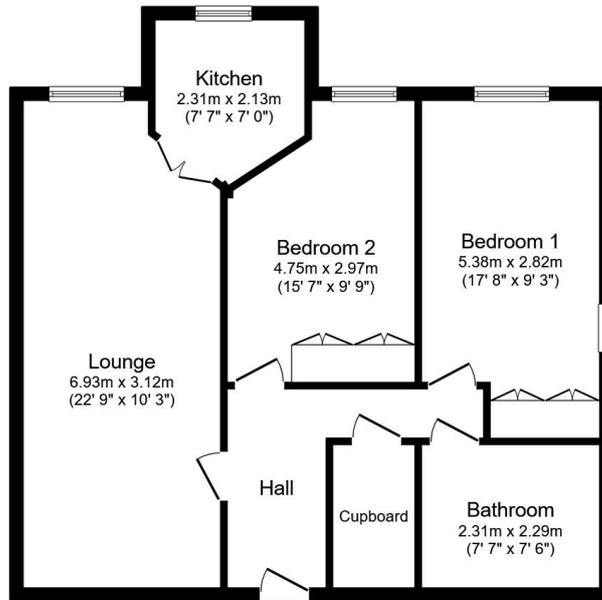
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Night Storage
Broadband: Fibre To Premises
Mobile Signal Coverage Blackspot: No

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 20 July 1997

EPC Rating: C
Council Tax Band: D

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Floor Plan

Floor area 73.9 sq.m. (795 sq.ft.)

Total floor area: 73.9 sq.m. (795 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		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.

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