

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

DACRE STREET MORPETH NE61 1HQ



GENERAL VIEW OF BUILDING



- Ground Floor Retirement Apartment
- Direct Access To Garden
- Town Centre Location
- EPC Rating: C
- Services: Mains Electric, Water, Sewerage & Drainage

- One Double Bedroom
- Available With No Chain
- Tenure: Leasehold
- Council Tax Band: C

Price £140,000

DACRE STREET MORPETH NE61 1HQ

A one bedroom retirement apartment for the over 60s, ideally situated right in the heart of Morpeth town centre within Silvas Court, and offered for sale with vacant possession.

The apartment occupies what is arguably one of the most desirable positions within the development, being in a corner location on the ground floor and benefiting from its own private entrance door with direct access to the communal gardens. The accommodation has been updated in recent years and is presented to a good standard throughout, including a modern kitchen and shower room.

Briefly comprising: entrance hall with coats cupboard and walk-in utility cupboard, lounge/diner with glazed door opening to the gardens and double doors leading to the kitchen with integrated appliances. There is also a spacious double bedroom with built-in wardrobes and a refurbished shower room/WC completing the accommodation.

Within the complex there is a residents' lounge and a guest suite for visiting family and friends, together with residents-only parking and well-maintained communal gardens. Silvas Court is superbly situated in the centre of Morpeth, offering immediate access to a wide range of local shops and High Street names including Marks & Spencer, Rutherfords department store, as well as a variety of cafés, bars, restaurants, and health and leisure facilities.

ENTRANCE TO SILVAS COURT

Fob or intercom entry to communal hallway with the house manager's office, communal lounge, guest suite and laundry room.

ENTRANCE HALL

Entrance door leading to hallway with a storage cupboard with hot water tank and a further utility cupboard with shelving and room for an under bench fridge or freezer.

LOUNGE DINER

14'7" x 9'11" + 8'8" x 9'11" (4.46 x 3.03 + 2.65 x 3.03)

Measurement excludes deep recess at entrance to lounge.

An attractive, L-shape reception room with ample room for a dining area and seating area. There is a feature fireplace with electric fire, two electric heaters and a double glazed window in addition to a double glazed door providing direct access to the communal gardens and car park.



ADDITIONAL IMAGE



DACRE STREET MORPETH NE61 1HQ

KITCHEN

8'11" x 5'8" (2.73m x 1.74m)

Fitted with a range of wall and base units with matching roll top work surfaces and a sink drainer unit with mixer tap. Integrated appliances include a double oven, hob, extractor hood, washing machine, dishwasher and fridge. Double glazed window to side and double doors to the dining area.



BEDROOM

16'0" x 9'1" inc. robes (4.9 x 2.77 inc. robes)

A spacious double bedroom with built-in wardrobes, double glazed window. Fitted wall lights and electric heater.



ADDITIONAL IMAGE



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SHOWER ROOM/WC

A modern fitted shower room with low level wc and wash hand basin in vanity unit with wall mounted vanity mirror above. Mains shower in walk-in cubicle and under-floor electric heating.



ADDITIONAL IMAGE



EXTERNALLY

There is a residents only car park and well tended communal gardens.



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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.

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MATERIAL INFORMATION

Verified Material Information February 2026.

Property type: Flat

Property construction: Standard brick and block construction

Number and types of room: 1 bedroom, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Electric Night Storage

Heating features: Double glazing and Night storage

Parking: Communal, Off Street, and Private

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: Yes

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Level access, Level access shower, and Lift access

Coal mining area: Yes

Non-coal mining area: No

Loft access: No

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DACRE STREET MORPETH NE61 1HQ

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 £3231.12 paid in two installments due March & September each year.

We have been advised that the current ground rent is £557.72 payable in two installments due in March & September each year.

We have been advised that there are 96 years remaining on the lease.

Title contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - There is a restriction in the register relating to 'alienation' (dealing with the lease). The register says that any estates, rights or remedies arising from any dealing made in breach of the prohibition or restriction on dealings contained in the lease are excepted from registration. In plain English: the lease contains rules limiting how you can transfer, sell or otherwise deal with the lease (for example, it is likely to require the landlord's consent to assign the lease or may restrict sub-letting). If you try to transfer the lease in breach of those rules, that transfer may not be recognised at the Land Registry. You must read the lease to see the exact prohibitions and any conditions for consent.

Title contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The register says the title includes any legal easements granted by the lease and is subject to any rights the lease reserves. In plain English: the lease may give the flat rights such as use of communal areas, rights for drains, pipes, walls or support, and the landlord may have reserved rights (for example to access for repairs). The register does not list the detailed rights here — check the full lease (document A2) for the exact easements and landlord's reserved rights.

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: C (Source gov.uk Checked February 2026).

BROADBAND, MOBILE DATA & SIGNAL

Broadband

Source: Ofcom February 2026

The property has Superfast broadband available.

The connection type is "FTTC (Fibre to the Cabinet)".

These are the fastest estimated speeds predicted in this area provided by Ofcom. Actual service availability at a property or speeds received may be different.

Type Max download Max upload Available Details

Standard 18 Mb 1 Mb YES

Superfast 80 Mb 20 Mb YES

Ultrafast Unavailable Unavailable

Mobile coverage

Source: Ofcom February 2026.

Actual services available may be different (data provided by Ofcom).

Provider Coverage Details

EE Great

O2 Great

Three Great

Vodafone Great

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.

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VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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MORTGAGES

Why not take the next step toward securing the best mortgage deal for you by booking an appointment with Brian Boland, our experienced Independent Mortgage Adviser at McKenzie Financial Services LTD?

With years of industry experience and a wealth of knowledge, Brian has helped countless customers save money and make confident, informed choices when it comes to their mortgage. Whether you're a first-time buyer, moving home, or looking to remortgage, Brian will provide tailored advice to suit your unique needs and guide you through the entire process from start to finish.


Let's work together to find the right mortgage solution for you—get in touch today and take that first step towards a better deal!

Please note:

Your home may be repossessed if you do not keep up repayments on your mortgage.


McKenzie Financial Services LTD will pay Rickard 1936 Ltd a referral fee upon the successful completion of any mortgage application.

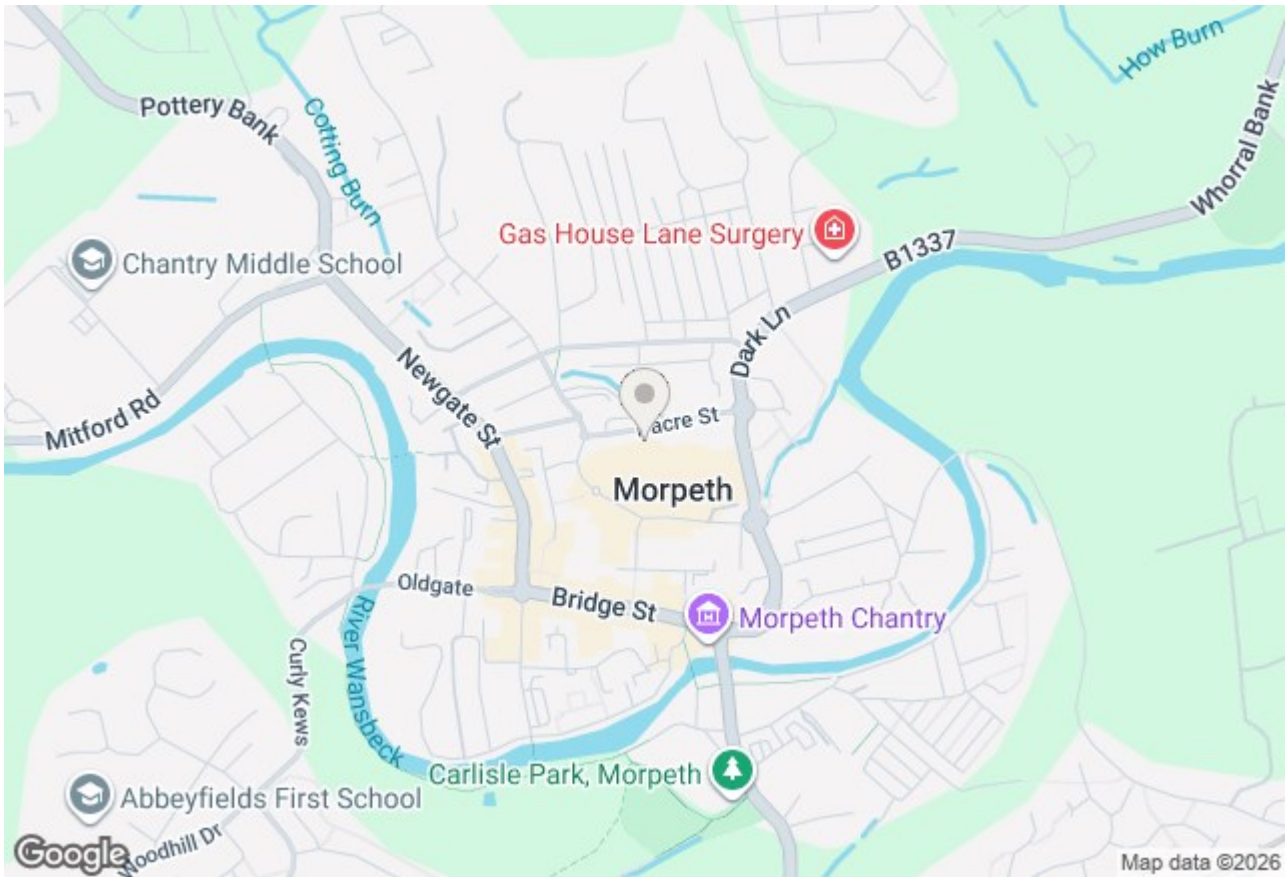
Energy Efficiency Rating

	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	

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Environmental Impact (CO₂) 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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