



Royal Sovereign House | Morpeth | NE61 1AF

Offers In Excess Of £165,000



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Beautifully Presented Apartment

No Onward Chain

Two Bedrooms

En Suite to Main Bedroom

Town Centre Location

Allocated Parking Space

Airy Open Plan Lounge/Kitchen Area

Leasehold

For any more information regarding the property please contact us today



No Onward Chain! Beautifully presented two bedroomed apartment, situated in the heart of Morpeth town centre. The property is located on the first floor and offers that all important lift access, whilst the property itself offers spacious bright and airy rooms, plus the extra benefit of an outside balcony. Morpeth town centre surrounds the apartment, just a stone's throw from an array of local bars, restaurants, shopping delights and lovely river walks, all on your doorstep! What more could you ask for?

The property briefly comprises:- Entrance hallway, large bright and airy open plan lounge/kitchen area, which has been carpeted throughout, finished with modern décor and allows access straight onto your own balcony. The kitchen has been fitted with a range of units, offering great storage and integrated appliances to include fridge/freezer, washing machine, dishwasher & oven/hob.

You also have two good sized bedrooms, with the master bedroom benefiting from its own en-suite shower room. The family bathroom has been finished with W.C., hand basin, bath and hand-held shower hose.

Externally, you have an underground car park, offering one allocated parking bay, which can be a real rarity for centre living.

With No Onward Chain, this apartment won't be available for long; call now to organise your viewing.

Lounge: 24'8 x 12'7 Max Points (7.52m x 3.84m Max Points)
Kitchen: 9'4 x 5'10 (2.84m x 1.79m)
Bedroom One: 13'2 x 11'1 (4.01m x 3.38m)
En-suite 7'3 x 7'2 (2.21m x 2.18m)
Bedroom Two: 9'2 x 8'0 (2.79m x 2.44m)
Bathroom: 8'0 x 5'9 (2.44m x 1.75m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Cable
Mobile Signal / Coverage Blackspot: No
Parking: Allocated space in underground car park

TENURE

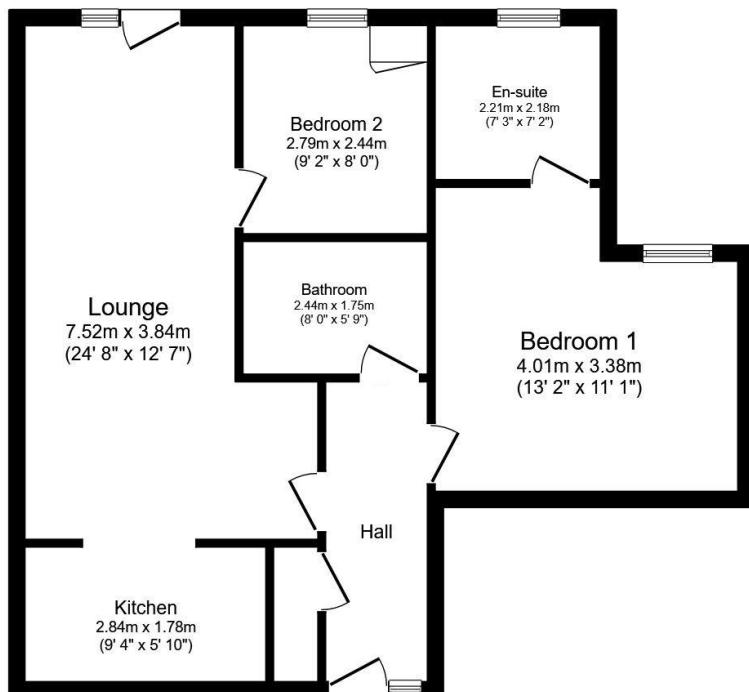
Leasehold. It is understood that this property is leasehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser. Lease: 125 years from 1/01/2006

EPC Rating: C

Council Tax Band: D

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Floor Plan

Floor area 65.6 sq.m. (706 sq.ft.)

Total floor area: 65.6 sq.m. (706 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	78 C	78 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

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.

