



Dacre Street | Morpeth | NE61 1HW

**Offers In Excess Of £375,000**

**RMS** | Rook  
Matthews  
Sayer



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**Stunning Ground Floor Apartment**

**No Onward Chain**

**Two Bedrooms**

**Idyllic Communal Gardens**

**Town Centre Location**

**Allocated Parking Space**

**Stylish Open Plan Living**

**Leasehold**

For any more information regarding the property please contact us today



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Ground floor apartment with a spacious private garden! A rare opportunity to purchase this executive ground floor apartment, on the ever-desirable St James Place development, nestled within the heart of Morpeth Town Centre. This exceptional property has been finished to a very high standard throughout, offering its new owners a stylish and contemporary open-plan living space. Set within a secure gated development, this quiet apartment is surrounded with idyllic mature communal gardens and offers peace to anyone looking for a tranquil setting. With its own private garden, this is very rare to find, in this location, a real gem. Morpeth Town Centre is just a stone's throw away, where you will find an array of local bars, restaurants, shopping delights and river walks all on your doorstep!

Upon entering you are greeted by a welcoming entrance hall, which leads seamlessly into an incredibly large open plan lounge/kitchen, which is the heart of the home with fabulous views of greenery from every window. The lounge is a fantastic bright and airy space with double patio doors, leading you to your own front garden. The generously appointed kitchen boasts a range of high-end wall and base units, offering an abundance of storage. Integrated appliances include fridge/freezer, induction hob, electric oven and microwave. You further benefit from a separate utility room, offering that all important extra storage.

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, finished with modern décor and complimented with large fitted wardrobes. The master bedroom, further benefits from its own en-suite shower room. The bathroom has been finished with a stunning porcelain tile from floor to ceiling, providing a luxurious space. Fitted with W.C., hand basin and bath tub.

Externally, you have two private gardens, one to the front and then your very own private garden to the rear. This is a real rarity to find and will suit someone who enjoys outdoor living at its finest. Additional benefits include garden maintenance to the communal gardens only, and window cleaning. A privately allocated space comes with the apartment plus additional guest parking.

With no onward chain, we anticipate high levels of interest. Call today to organise your viewing.

#### MEASUREMENTS

Lounge/Kitchen: 28'6 x 11'10 (8.69m x 3.61m)

Utility: 7'2 x 5'9 (2.18m x 1.75m)

Bedroom One: 11'7 x 11'7 Max Points (3.53m x 3.53m Max Points)

En-suite: 7'2 x 4'3 (2.18m x 1.30m)

Bedroom Two: 11'7 x 10'10 Max Points (3.53m x 3.30m Max Points)

Bathroom: 7'6 x 6'5 (2.29m x 1.96m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Allocated Parking Space

#### 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 1/01/2016

EPC Rating: B

Council Tax Band: D

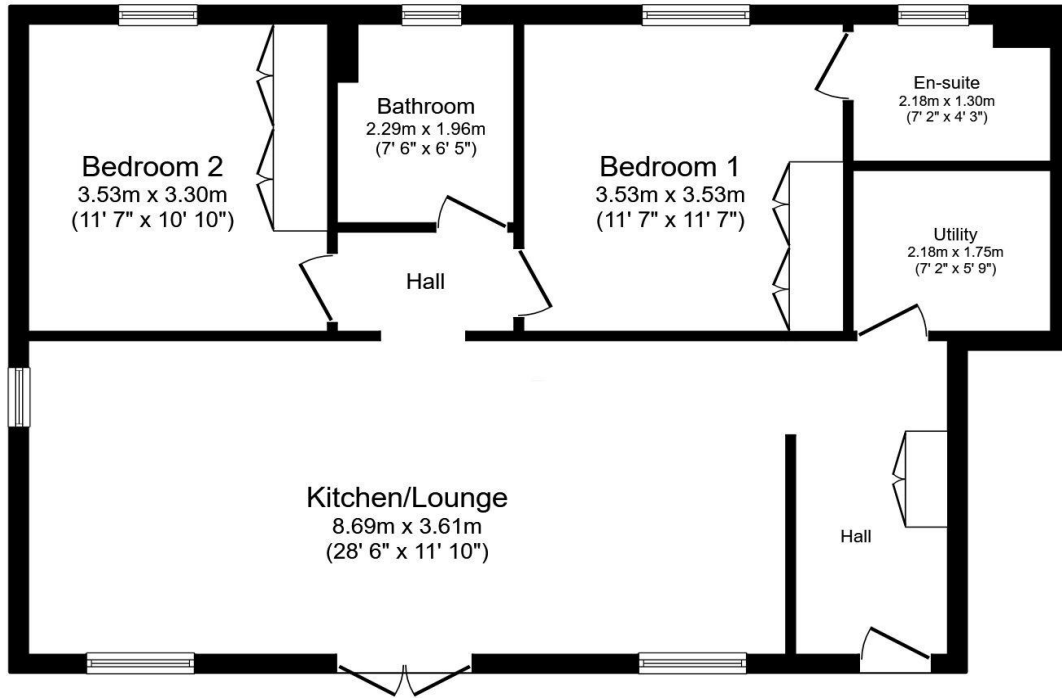
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**Floor Plan**  
Floor area 77.4 sq.m. (833 sq.ft.)

Total floor area: 77.4 sq.m. (833 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.

