



Silvas Court | Morpeth | NE61 1HQ

Asking Price £120,000

RMS | Rook
Matthews
Sayer



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Beautifully Presented Apartment

No Onward Chain

One Bedroom

Retirement Development

Town Centre Location

Communal Parking Available

Spacious Bright and Airy Lounge

Leasehold

For any more information regarding the property please contact us today



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No onward chain! Located in the heart of Morpeth town centre, this beautifully presented one bedroomed, top floor apartment, has just come available 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, with no onward chain.

The property briefly comprises:- Entrance hallway, a spacious bright and airy lounge, which has been carpeted throughout with an electric feature fireplace. The lounge has been finished with a modern feature wall, and offers ample space for your own sofa, coffee table and space for a small dining table with chairs. The kitchen has been fitted with a range of wall and base units, offering great storage and an electric oven and hob.

There is a generous sized double bedroom, which has been carpeted throughout and comes with a fitted mirrored wardrobe, offering excellent storage. The bathroom has been beautifully finished with modern floor to ceiling sleek tiles and complimented with W.C., hand basin and walk-in shower.

Communal parking is available.

Ground rent: £255.53 6 Monthly
Service charges: £1535.33 6 Monthly

MEASUREMENTS

Lounge: 19'9 x 10'8 Max Points (6.02m x 3.25m Max Points)

Kitchen: 7'7 x 5'0 Max Points (2.31m x 1.53m Max Points)

Bedroom One: 13'8 x 9'2 Max Points (4.17m x 2.79m Max Points)

Bathroom: 6'9 x 5'6 (2.06m x 1.68m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric/Night storage

Broadband: ADSL Copper wire

Mobile Signal / Coverage Blackspot: No

Parking: Communal parking

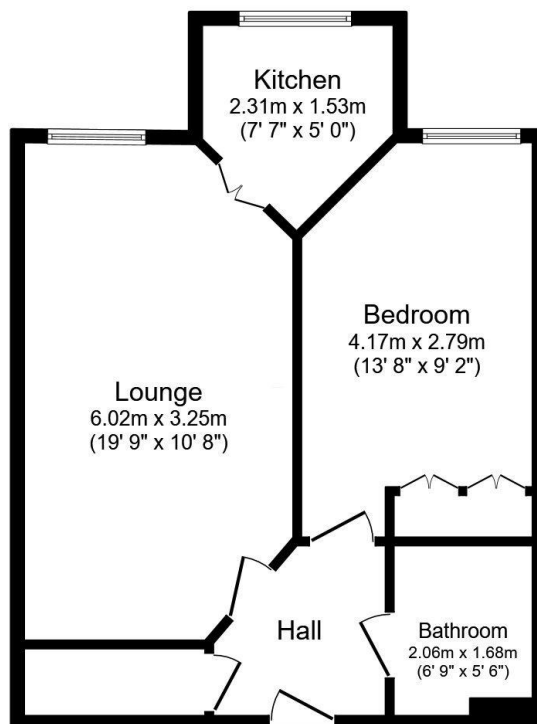
TENURE

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.

EPC Rating: C

Council Tax Band: C

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Floor Plan

Total floor area: 45.8 sq.m. (493 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		81 B
69-80	C	77 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.

