



William Turner Court | Morpeth | NE61 1US

**Asking Price £220,000**

**RMS** | Rook  
Matthews  
Sayer



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**Stunning Ground Floor Apartment**

**No Onward Chain**

**One Bedroom**

**Mature Communal Gardens**

**Town Centre Location**

**Allocated Parking Space**

**Retirement Living**

**Leasehold**

For any more information regarding the property please contact us today



**T: 01670 511 711**

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A real rarity to find, sits this stunning one bedroomed ground floor apartment, which is in the heart of Morpeth Centre. This idyllic spot is always in high demand with house hunters, not only due to its superb location, but it offers new buyers peaceful living, surrounded by green communal gardens and set within a great community. There is no need to worry about being weighed down by maintenance costs either, as the service charge covers the cost of external maintenance, gardening and landscaping, window cleaning, buildings insurance, water rates and security. Homeowners lounge with kitchen facilities and other communal areas. For those aged 60 years plus. 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.

The property briefly comprises:- Entrance hallway, leading into a beautifully finished bright and airy lounge, which has been fitted with carpets, complimented with modern décor and also benefits from direct access to a fabulous terrace to enjoy. The kitchen has been fitted with a range of high gloss wall and base units, offering ample storage space. Integrated appliances include fridge/freezer, electric oven, hob and extractor fan.

To the opposite end of the living space, you are presented with a large generous sized bedroom, which again offers great views, finished with modern décor throughout and a good sized walk-in cupboard, providing excellent storage. The family bathroom has been finished with floor to ceiling to tiles, W.C, hand basin, and large walk-in shower. You further benefit from a large cupboard in the hallway, which has space to house your own washing machine, plus provides additional storage space.

Externally to the front of the property, you are surrounded by mature communal gardens, with pops of color and vibrancy, an ideal space to relax.

An allocated parking space is provided with the apartment.

With no onward chain, this is a must view!

Ground rent: £425 per annum

Service charges: £2,473.92 per annum

Managed by: McCarthy and Stone Management Services

It is a condition of purchase that the new resident/s are to meet the age requirement of 60+.

#### MEASUREMENTS

Lounge: 23'4 x 11'4 Max Points (7.11m x 3.45m Max Points)

Kitchen: 7'6 x 5'9 (2.29m x 1.75m)

Bedroom One: 16'6 x 9'6 Max Points (5.03m x 2.90m)

Bathroom: 7'1 x 6'10 (2.16m x 2.08m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: None

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.

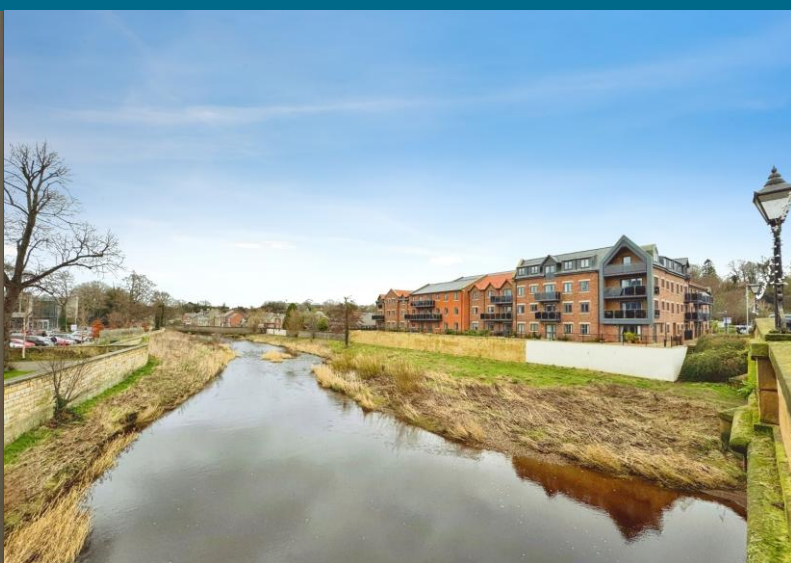
Length of Lease: 999 years from and including 1 June 2017

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

EPC Rating: B

Council Tax Band: D

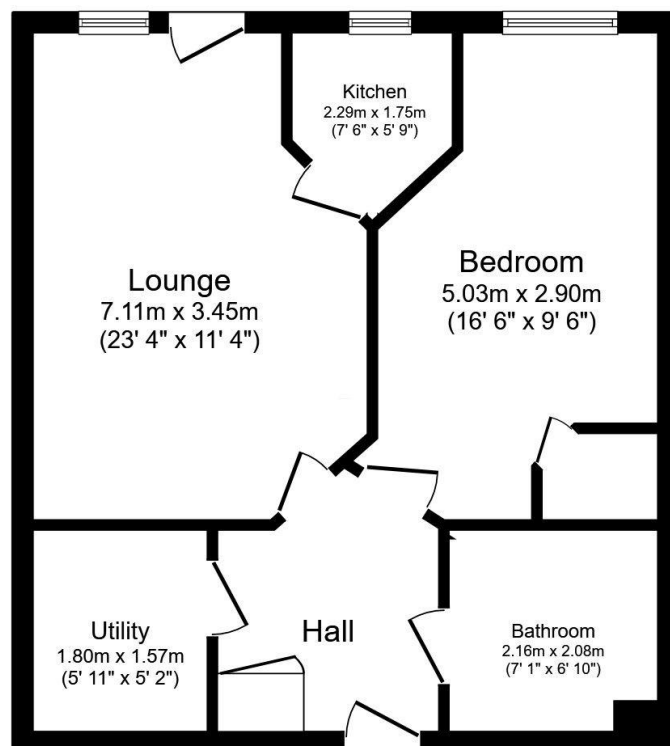
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Floor Plan

Total floor area: 46.5 sq.m. (501 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](http://www.Propertybox.io)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 88 B    | 88 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.

