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HUGH PERCY COURT, ST. MARY PARK, STANNINGTON, NE61

£170,000

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Well-presented two-bedroom first floor apartment situated within Hugh Percy Court, part of the highly regarded St Mary Park development in Morpeth.

The property offers spacious and well-balanced accommodation, including a bright bay-fronted lounge/dining room, a modern fitted kitchen, and two well-proportioned bedrooms, with the main bedroom benefiting from an en-suite and access to a private balcony. The layout is both practical and appealing, with a strong sense of light and space throughout.

Externally, the property benefits from attractive communal grounds, a private garage and residents parking.

St Mary Park is a popular and well-established residential development, offering a range of local amenities including shops, cafés and leisure facilities. The area is also well served by transport links, with easy access to Morpeth town centre, the A1, and surrounding areas, making it an ideal location for both commuters and those seeking a quieter setting.

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The internal accommodation comprises: an entrance hallway providing access to all principal rooms, along with useful storage. To the rear of the property is a spacious lounge/dining room, enhanced by a bay window which allows for excellent natural light and creates a bright and inviting living space. The room offers ample space for both seating and dining, making it ideal for modern living.

The kitchen is fitted with a contemporary range of wall and base units, providing good storage and work surface space, along with integrated appliances. The layout is practical and well suited to everyday use.

There are two bedrooms, both well-proportioned. The main bedroom is a particularly generous space, benefiting from its own en-suite shower room and direct access to a private balcony, offering a pleasant outlook over the surrounding communal grounds. The second bedroom provides flexibility for use as a guest room, home office or additional living space. The family bathroom is fitted with a three-piece suite comprising a bath, WC and washbasin.

Externally, the property is set within well-maintained communal grounds, with attractive lawned areas and a pleasant outlook. There is allocated and visitor parking available within the development. This property has a private garage.



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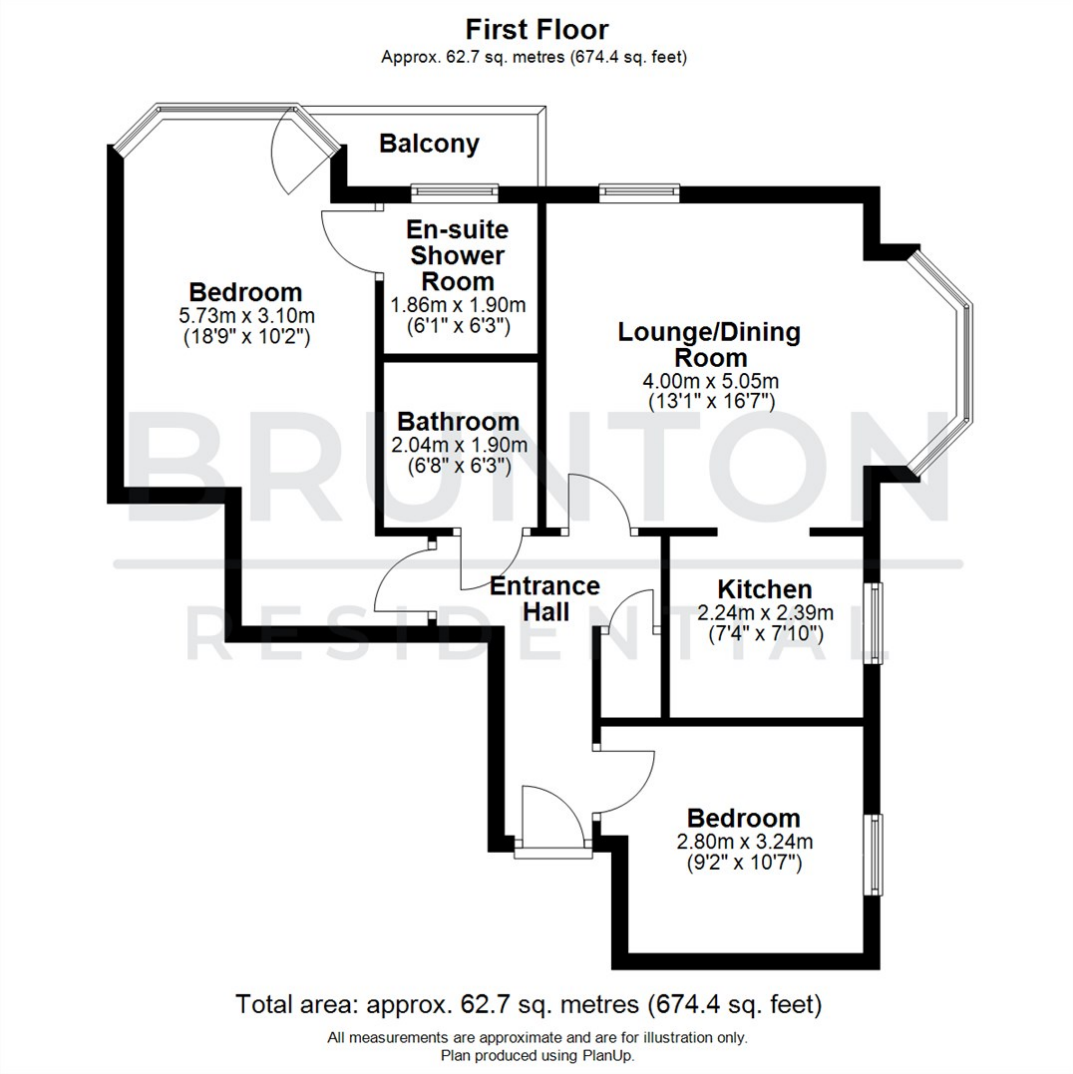
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TENURE : Leasehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : B



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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) 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	EU Directive 2002/91/EC