



Mathesons Gardens | Morpeth | NE61 1ET

Asking Price £155,000

ROOK
MATTHEWS
SAYER



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Well Presented Apartment

No Onward Chain

Two Bedrooms

Visitor Parking

Ground Floor

Stunning Communal Gardens

Town Centre Location

Leasehold

For any more information regarding the property please contact us today

Very rarely found on the market sits this very well presented, two bedroomed ground floor apartment located in the heart of Morpeth Centre. The property boasts a superb location, Mathesons Gardens is a short walk from Morpeth Town Centre, where you will find an array of traditional shops, local bars, restaurants and delightful river walks all on your doorstep. Internally the property offers spacious rooms and modern décor throughout. Situated within idyllic surroundings, the property offers its new owners peaceful living.

The property briefly comprises: Entrance porch, a spacious lounge and diner, which has ample space for your dining room table and chairs. The light and airy lounge benefits from lovely views of the communal areas. The kitchen has been fitted with a range of wood wall and base units, offering an abundance of storage.

To the opposite end of the living space, you are presented with two bedrooms, one double and one single, both of which have been carpeted. The master bedroom further benefits from a built-in wardrobe, providing excellent storage. The bathroom has been finished with basin, W.C, bath and step in shower. There is a large understairs store for jackets, wheelchair, shopping trolley etc.

Externally, there is no allocated parking space for the apartment but there is resident and visitor parking. The apartment grounds are surrounded by gorgeous communal gardens, currently laid to lawn with pops of colour and vibrancy, offering its new owner peace and tranquil outdoor living.

With no onward chain, we anticipate interest to be high. Call now to organise your viewing.

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.

MEASUREMENTS

Lounge/Diner: 22'16 x 13'01 Max Points (6.73m x 3.99m Max Points)

Kitchen: 11'77 x 6'76 (3.53m x 2.01m)

Bedroom One: 10'71 x 9'09 (3.23m x 2.97m)

Bedroom Two: 9'01 x 6'76 (2.77m x 2.01m)

Bathroom: 9'09 x 6'83 Max Points (2.77m x 2.04m Max Points)

Anchor Hanover requires each purchaser to be aged 60 years of age or over and capable of independent living. The Service Charge is payable to Anchor, at a monthly charge of £226.31 from the 1st April 2025 – 31st March 2026. The service charge will cover- The Resident Warden, garden maintenance, external window cleaning, buildings insurance (contents insurance is not covered), Maintenance, repair and renewal of external structure and individual heating and plumbing systems together with external decoration to individual properties.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Gas: Mains

Heating: Central Heating

Broadband: Fibre to Premises

Mobile Signal / Coverage Blackspot: No

Parking: Visitor Parking Available

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: 99 years from 22nd August 1986

The sale of this Property is subject to Grant of Probate. Grant of Probate has now been issued. Please seek an update from the Branch if you require any further information.

EPC Rating: C

Council Tax Band: C

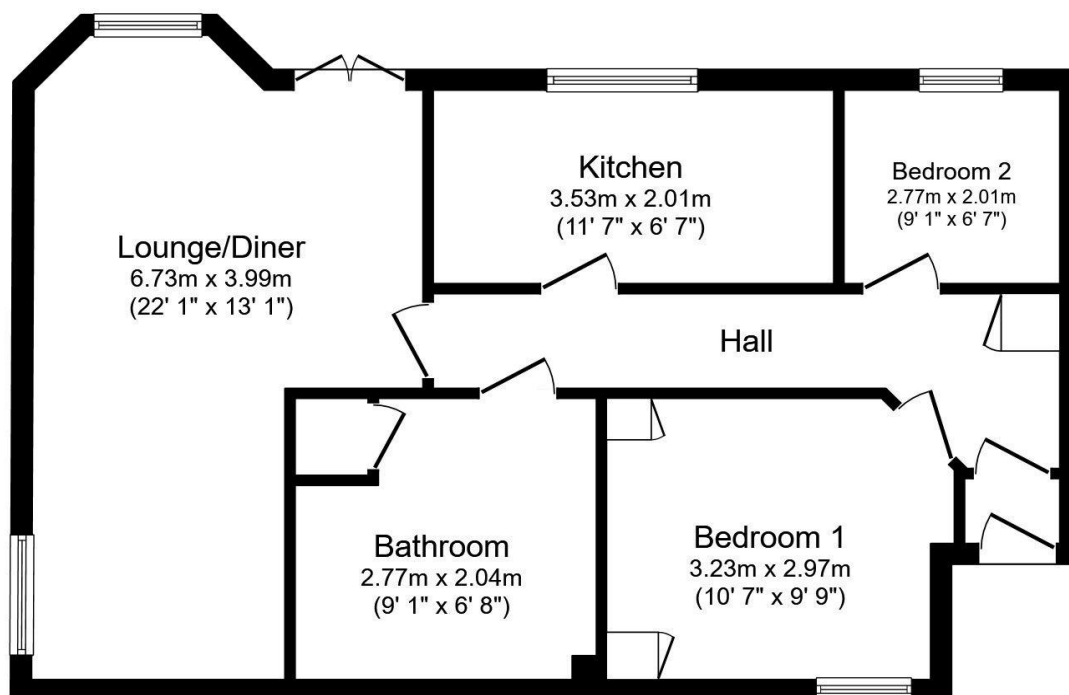
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Floor Plan

Floor area 63.2 sq.m. (680 sq.ft.)

Total floor area: 63.2 sq.m. (680 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	75 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



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.

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