



William Turner Court | Morpeth | NE61 1US

Asking Price £265,000

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Stunning Modern Apartment

Bright and Spacious Rooms

Two Bedrooms

Communal Garden

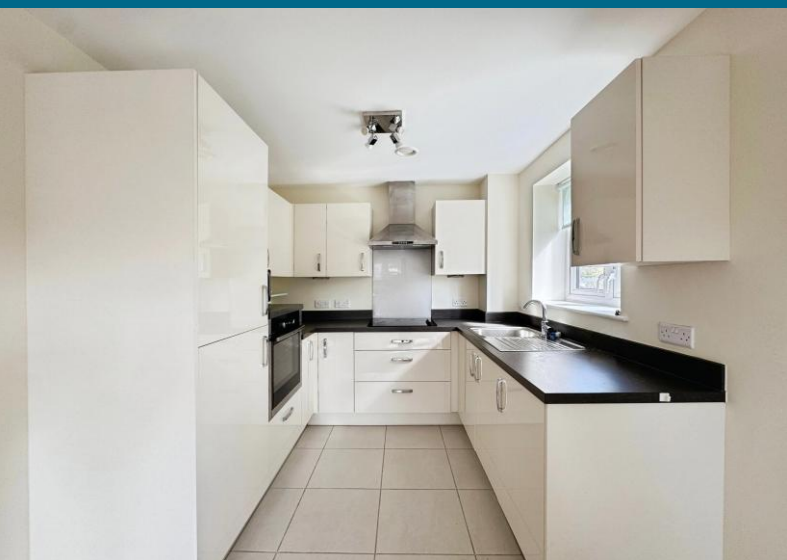
Town Centre Location

Retirement Apartments

Open Plan Lounge/Kitchen

Leasehold

For any more information regarding the property please contact us today



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Located in the heart of Northumberland, Morpeth is known for its stunning beauty and steeped in history. William Turner Court was built by McCarthy & Stone purposely for retirement living. The development consists of 55 one and two-bedroom retirement apartments for the over 60s. You can relax, knowing that there's a House Manager on hand during office hours as well as the added benefit of having security features. These include a 24-hour emergency call system should you require assistance and a camera door entry system linked to your TV, so you can see who's calling before letting them in. There's 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.

The property briefly comprises:-

Entrance Hall - Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard with space for your washer/dryer. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall.

Open plan Lounge/Kitchen - A spacious open plan lounge/kitchen with the benefit of two Juliet balconies, which offer floods of natural light throughout, where you watch the world go by. The lounge has ample space for your sofas and a dining table with chairs. The fully fitted kitchen offers a range of modern low and eye level units, with drawers and a work surface. Appliances include, built-in oven, ceramic hob with extractor hood, fitted integrated fridge, freezer, built in dishwasher and modern tiled flooring.

There are two generous sized double bedrooms, both of which have been carpeted throughout and finished in light modern décor. The master bedroom further benefits from large fitted wardrobes, offering excellent storage. The family shower room comprises a double walk-in shower with glass screen and hand rail, low level WC, vanity unit with sink and mirror above and heated towel rail.



Service Charge - £289.47 monthly (Breakdown) -

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Leasehold Information - Lease Length: 999 years from 2017

Ground rent: £247.50 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+.

Lounge/Diner: 16'7 x 12'5 (5.05m x 3.78m)

Kitchen: 11'1 x 7'10 (3.38m x 2.39m)

Bedroom One: 13'4 x 10'8 (4.06m x 3.25m)

Bedroom Two: 12'9 x 8'9 (3.89m x 2.67m)

Bathroom: 7'2 x 6'11 (2.18m x 2.11m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

EPC Rating: B

Council Tax Band: E

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.

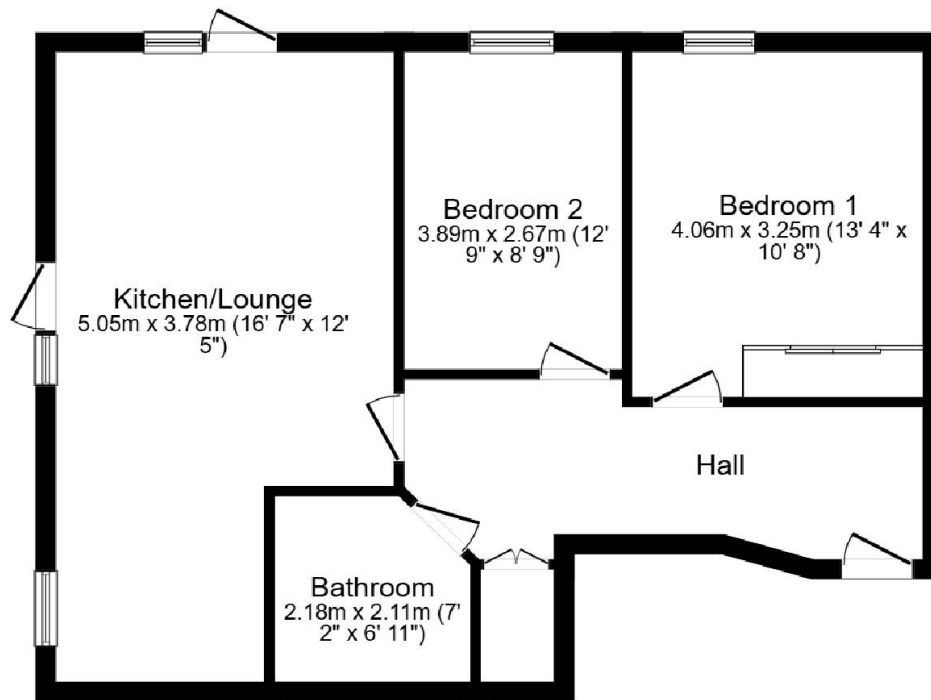
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Floor Plan

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	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.

