

DACRE STREET MORPETH NE61 1HQ



- Ground Floor Retirement Apartment
- Direct Access To Garden
- Town Centre Location
- EPC Rating: C
- Services: Mains Electric, Water, Sewerage & Drainage

- One Double Bedroom
- Available With No Chain
- Tenure: Leasehold
- Council Tax Band: C

Price £125,000

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A well presented one bedroom, ground floor retirement apartment, ideally located in the heart of Morpeth town centre within Silvas Court, offered for sale with vacant possession.

Situated on the ground floor, this apartment enjoys a pleasant position within the development and benefits from direct access to the communal gardens with its own external door.

The layout briefly comprises: an entrance hall with a useful storage cupboard, a lounge/diner with door providing access to the gardens, and an adjoining kitchen. There is also a generous double bedroom with fitted wardrobes, along with a bathroom/WC.

Residents of Silvas Court benefit from excellent communal facilities, including a residents' lounge, a guest suite for visiting family and friends, residents only parking, and attractive, well-kept communal gardens. The development is perfectly positioned within Morpeth town centre, providing immediate access to a wide range of local amenities, including high street shops such as Marks & Spencer and Rutherfords department store, as well as an array of cafés, restaurants, and leisure facilities.

ENTRANCE TO SILVAS COURT

Fob or intercom entry to communal hallway with the house manager's office, communal lounge, guest suite and laundry room.

ENTRANCE HALL

Entrance door leading to hallway with a storage cupboard with hot water tank and a further utility cupboard.

LOUNGE

10'7" x 19'11" maximum (3.25 x 6.08 maximum)

A versatile reception room with ample room for a dining area and seating area. There is a feature fireplace with electric fire, an electric heater and a double glazed door providing direct access to the communal gardens and car park.



ADDITIONAL IMAGE



KITCHEN

7'0" x 7'7" maximum measurements (2.15 x 2.33 maximum measurements)

Fitted with a range of wall and base units with matching roll top work surfaces and a sink drainer unit with dual taps. Integrated oven, hob, extractor hood, and space for under bench fridge and freezer. Double glazed window and double doors to the dining area.

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BEDROOM

15'4" x 9'2" maximum (4.69 x 2.8 maximum)

Measurements include wardrobes.

A spacious double bedroom with fitted wardrobes and fitted overhead storage. Double glazed window and electric heater.



ADDITIONAL IMAGE



BATHROOM/WC

Fitted with a wc, wash hand basin in vanity unit and a panelled bath with electric shower over. Electric heater and extractor fan.



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EXTERNALLY

There is a residents only car park and well tended communal gardens.



ADDITIONAL IMAGE



GENERAL INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they 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. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

As the agent we have not sought to verify the legal title of the property and verification must be obtained from a solicitor.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

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MATERIAL INFORMATION

Verified Material Information - Verified April 2026

Property type: Flat

Property construction: Standard brick and block construction

Number and types of room: 1 bedroom, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Electricity-powered central heating is installed. The system was installed at an unknown date.

Heating features: Double glazing

Parking: Communal and Off Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Level access and Wide doorways

Coal mining area: Yes

Non-coal mining area: No

Loft access: No

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

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TENURE & COUNCIL TAX BAND

Tenure: Leasehold

Lease length: 96 years remaining (125 years from 1997)

Ground rent: £300 pa

Service charge: £3231.12 pa

The sale of this property is subject to a condition that 1% of the future resale purchase price is to be paid to First Port upon any subsequent sale of the property by the purchaser.

Title contains restrictions or restrictive covenants

Here is a summary but a property lawyer can advise further: - The lease contains specific rules (referred to as 'restrictions against dealings') which mean the owner must follow certain procedures set out in the lease before they can sell or transfer the property to someone else.

Title contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The property includes legal rights (known as easements) granted by the lease, which typically include things like the right to use shared paths or pipes. It is also subject to similar rights kept by the landlord to allow for maintenance and the management of the building.

Council Tax Band: C (Source gov.uk Checked April 2026).

BROADBAND, MOBILE & DATA

Broadband - Source: Ofcom - Checked April 2026

The property has Superfast broadband available. The connection type is "FTTC (Fibre to the Cabinet)". These are the fastest estimated speeds predicted in this area provided by Ofcom. Actual service availability at a property or speeds received may be different.

Type Max download Max upload Available Details

Standard 18 Mb 1 Mb YES

Superfast 80 Mb 20 Mb YES

Ultrafast Unavailable Unavailable

Mobile coverage - Source: Ofcom - Checked April 2026

Provider Coverage Details

EE Great

O2 Great

Three Great

Vodafone Great

MORTGAGES

Why not take the next step toward securing the best mortgage deal for you by booking an appointment with Brian Boland, our experienced Independent Mortgage Adviser at McKenzie Financial Services LTD?

With years of industry experience and a wealth of knowledge, Brian has helped countless customers save money and make confident, informed choices when it comes to their mortgage. Whether you're a first-time buyer, moving home, or looking to remortgage, Brian will provide tailored advice to suit your unique needs and guide you through the entire process from start to finish.

Let's work together to find the right mortgage solution for you—get in touch today and take that first step towards a better deal!

Please note:

Your home may be repossessed if you do not keep up repayments on your mortgage.

McKenzie Financial Services LTD will pay Rickard 1936 Ltd a referral fee upon the successful completion of any mortgage application.

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FLOOR PLAN

This plan is not to scale and is for identification purposes only.

GOOGLE MAPS - GENERAL NOTE

If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

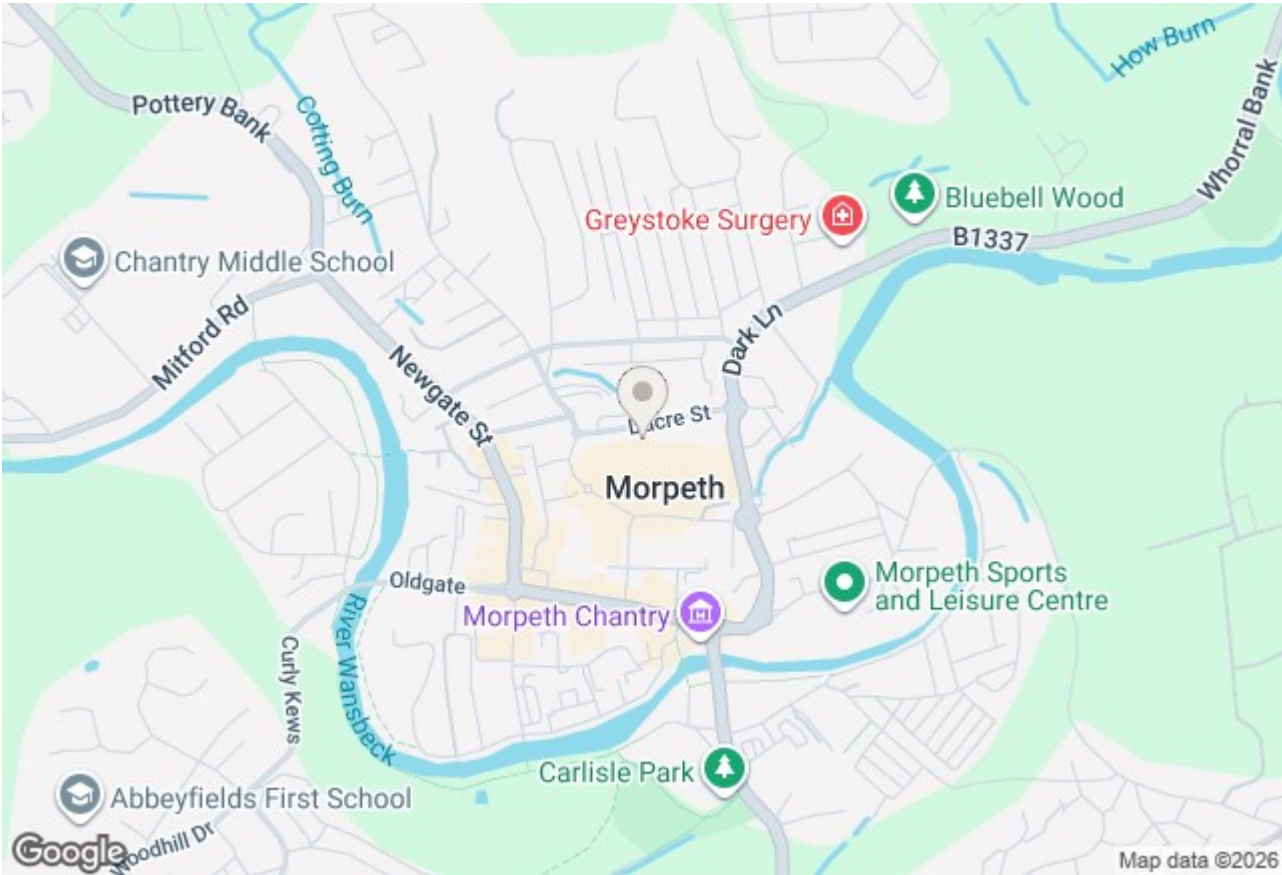
VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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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		
	76	80
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC 	



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