



Admiral Collingwood Court | Morpeth | NE61 1SQ

Asking Price £220,000

RMS | Rook
Matthews
Sayer



2



1



2

Fabulous Top Floor Duplex Apartment

Modern Kitchen Diner

Two Bedrooms

En Suite Shower Room

Town Centre Location

Allocated Parking Space

Bright and Airy Rooms

Leasehold

For any more information regarding the property please contact us today



T: 01670 511 711
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This fabulous top floor duplex apartment is available in Admiral Collingwood Court, which is located right in the heart of Morpeth town centre. The property itself is located just a stones throw from all of the local delights that Morpeth has to offer, such as an array of traditional shops, local bars, restaurants and delightful river walks all on your doorstep. Internally the apartment has been fitted with high end fixtures and fittings giving it that overall WOW factor!

The property briefly comprises:- Entrance hallway, which leads round to the inviting lounge which has been fitted with a light coloured carpet and finished with neutral décor. The modern kitchen diner is located to the rear and has been fitted with a range of wall and base units, offering a abundance of storage. This is a great space with ample room for your dining table and chairs. Appliances include a four-ring gas hob, extractor unit, oven, integral washer/dryer and dishwasher. A separate utility area is located just off the kitchen for extra storage.

To the ground floor you have the second bedroom which is a good sized double and benefits from a large walk-in cupboard, excellent for storage or a small home office. The family bathroom comes fitted with W.C., hand basin, bath and shower over bath. To the upper floor, you have the master bedroom which spans the full width of top floor and allows flood of light from the three large sky lights. You further benefit from your own en-suite shower room which comes fitted with W.C, hand basin and shower cubicle.

Externally you have one allocated parking space, which is a rarity around the centre of town.

A must view to appreciate the space on offer.

MEASUREMENTS

Lounge: 14'0 x 13'8 (4.27m x 4.17m)
Kitchen/Diner: 18'3 x 11'0 (5.56m x 3.35m)
Bedroom One: 15'2 x 13'6 (4.62m x 4.11m)
En Suite: 7'6 x 7'6 (2.29m x 2.29m)
Bedroom Two: 13'8 x 12'0 (4.17m x 3.66m)
Bathroom: 7'8 x 6'5 (2.33m x 1.95m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre to Premises
Mobile Signal / Coverage Blackspot: No
Parking: Allocated Parking Space

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: 125 years from 1st October 2000

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: C
Council Tax Band: D

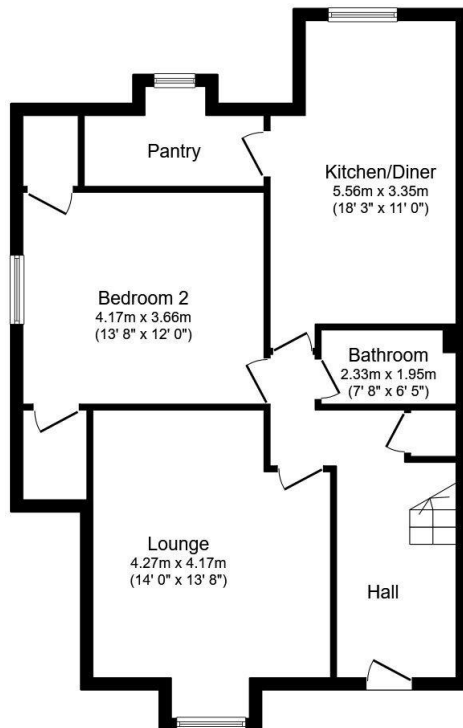
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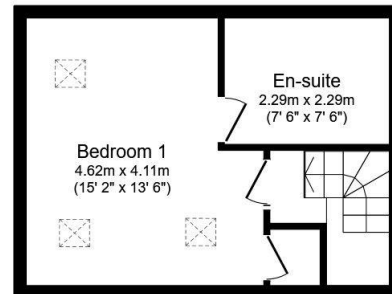
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Ground Floor
Floor area 74.6 sq.m. (803 sq.ft.)



First Floor
Floor area 29.0 sq.m. (312 sq.ft.)

Total floor area: 103.6 sq.m. (1,115 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	76 C	76 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.