RICKARD
CHARTERED SURVEYORS & ESTATE AGENTS

DACRE STREET MORPETH NORTHUMBERLAND NE61 1HQ







- Highly sought-after ground floor retirement apartment
- Beautifully presented one-bedroom accommodation
- Prime central Morpeth location, close to local amenities
- EPC Rating: C
- Services: Mains Electric, Water & Drainage
- Private entrance with additional communal access
- Attractive communal gardens, residents' lounge and guest suite
- Tenure: Leasehold (96 yrs remaining)
- Council Tax Band: C

Offers Over £139,000

25 Newgate Street, Morpeth, Northumberland, NE61 1AW
Fax: 01670 518398
Email: morpeth@rickard.uk.com

01670 513533
www.rickard.uk.com

DACRE STREET MORPETH NORTHUMBERLAND NE61 1HQ

Situated in a particularly desirable position within the highly regarded Silvas Court retirement development, this beautifully presented one-bedroom ground floor apartment offers a wonderful opportunity to enjoy comfortable, independent living in the heart of Morpeth. Benefitting from its own private entrance as well as access through the main building, the apartment combines the convenience of ground floor accommodation with the reassurance and friendly community atmosphere of an established retirement development.

Silvas Court enjoys an excellent central location, with Morpeth's shops, supermarkets, cafés and healthcare facilities all within easy reach. Residents can also enjoy the attractive, well-maintained communal gardens, comfortable residents' lounge and guest accommodation for visiting family and friends, together with the added reassurance of a warden-assisted environment and the convenience of residents' parking.

The apartment itself is tastefully presented throughout, with double glazing and electric heating. The accommodation briefly comprises an entrance hall with useful storage cupboards, a welcoming lounge with a glazed door opening directly onto the gardens, a fitted kitchen, a comfortable double bedroom with built-in wardrobes and a shower room/WC.

Ground floor apartments with their own independent entrance are particularly sought after within Silvas Court, offering an appealing balance of privacy, independence and community living.

An ideal choice for those looking to enjoy a more relaxed, low-maintenance lifestyle without compromising on location or convenience. Early viewing is highly recommended.

ENTRANCE HALL

A spacious hallway with door to communal hallway, electric heater and two built in storage cupboards.



LOUNGE

15'4" x10'9" (4.69 x3.3)

Double glazed window and door providing private access to the apartment and leads out on to the communal gardens. Further double glazed window to side, electric heater and double doors to the kitchen.



DACRE STREET MORPETH NORTHUMBERLAND NE61 1HQ

ADDITIONAL IMAGE



KITCHEN

5'8" x 9'11" (1.73 x 3.04)

Fitted with a range of wall and base units with roll top work surfaces, sink drainer unit with mixer tap and an integrated oven and hob with extractor hood. Double glazed window to side.



BEDROOM

8'11" x 13'3" excluding wardrobes (2.72 x 4.06 excluding wardrobes)

Double glazed window, electric heater and built in wardrobes.



DACRE STREET MORPETH NORTHUMBERLAND NE61 1HQ

SHOWER ROOM/WC
Low level wc, wash hand basin in vanity unit, electric shower in walk in cubicle. Extractor fan and electric heated towel rail.



EXTERNALY
The development has a well maintained, communal garden with lawn and planted areas.

PARKING
Silvas Court has a private car park for residents and visitors.

TENURE & COUNCIL TAX BAND
Leasehold

Purchasers must ask their legal advisor to confirm the Tenure.

Council Tax Band C

DACRE STREET MORPETH NORTHUMBERLAND NE61 1HQ

LEASE DETAILS & CHARGES & MATERIAL INFORMATION

Tenure: Leasehold – approximately 96 years remaining, subject to verification.

Council Tax: Band C.

Property Type: One-bedroom ground floor retirement apartment of brick construction.

Ground Rent: £557.52 per annum, payable in two instalments of £278.76 in March and September.

Service Charge: £3,424.40 per annum, payable in two instalments of £1,712.20 in March and September.

Management Company: FirstPort Residential Property Management.

Parking: Communal residents' car park with no allocated parking space.

Utilities: Mains electricity, water and drainage.

Heating: Electric room heaters.

Broadband: Cable connection reported. Speeds and availability should be independently verified.

Mobile Coverage: Reported as good by the seller. Network-specific coverage should be checked independently.

Accessibility: Ground floor accommodation offering lateral living and level access.

Flood Risk: The seller reports no known flood risk. Morpeth flood defences are located nearby.

Mining: A mining report dated 28 July 2022 reportedly identified no mine workings or known ground stability issues.

Additional Information: The property is subject to leasehold terms and conditions, which should be confirmed by the purchaser's solicitor.

Title contains restrictions or restrictive covenants.
Here is a summary but a property lawyer can advise further: - There is a restriction in the register relating to 'alienation' (dealing with the lease). The register says that any estates, rights or remedies arising from any dealing made in breach of the prohibition or restriction on dealings contained in the lease are excepted from registration. In plain English: the lease contains rules limiting how you can transfer, sell or otherwise deal with the lease (for example, it is likely to require the landlord's consent to assign the lease or may restrict sub-letting). If you try to transfer the lease in breach of those rules, that transfer may not be recognised at the Land Registry. You must read the lease to see the exact prohibitions and any conditions for consent.

Title contains beneficial rights or easements.
Here is a summary but a property lawyer can advise further:- The register says the title includes any legal easements granted by the lease and is subject to any rights the lease reserves. In plain English: the lease may give the flat rights such as use of communal areas, rights for drains, pipes, walls or support, and the landlord may have reserved rights (for example to access for repairs). The register does not list the detailed rights here — check the full lease (document A2) for the exact easements and landlord's reserved rights.

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.

GENERAL INFORMATION

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.
Photographs are reproduced for general information and it must not be inferred that any item is included for sale within the property.

GOOGLE MAPS - GENERAL NOTE

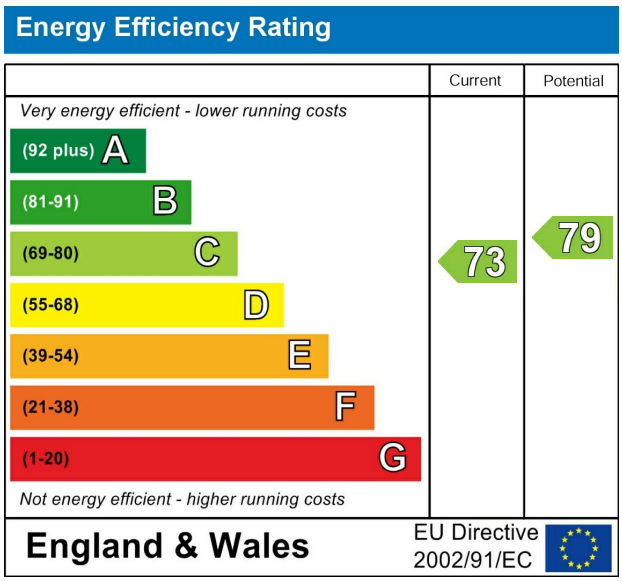
If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

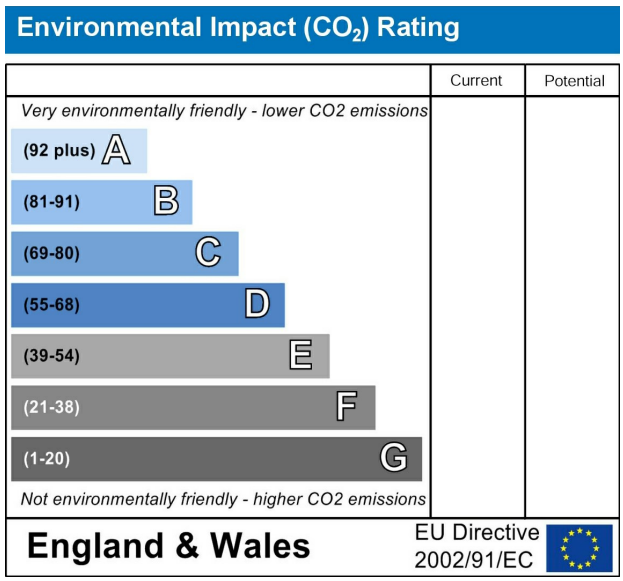
VIEWING ARRANGEMENTS

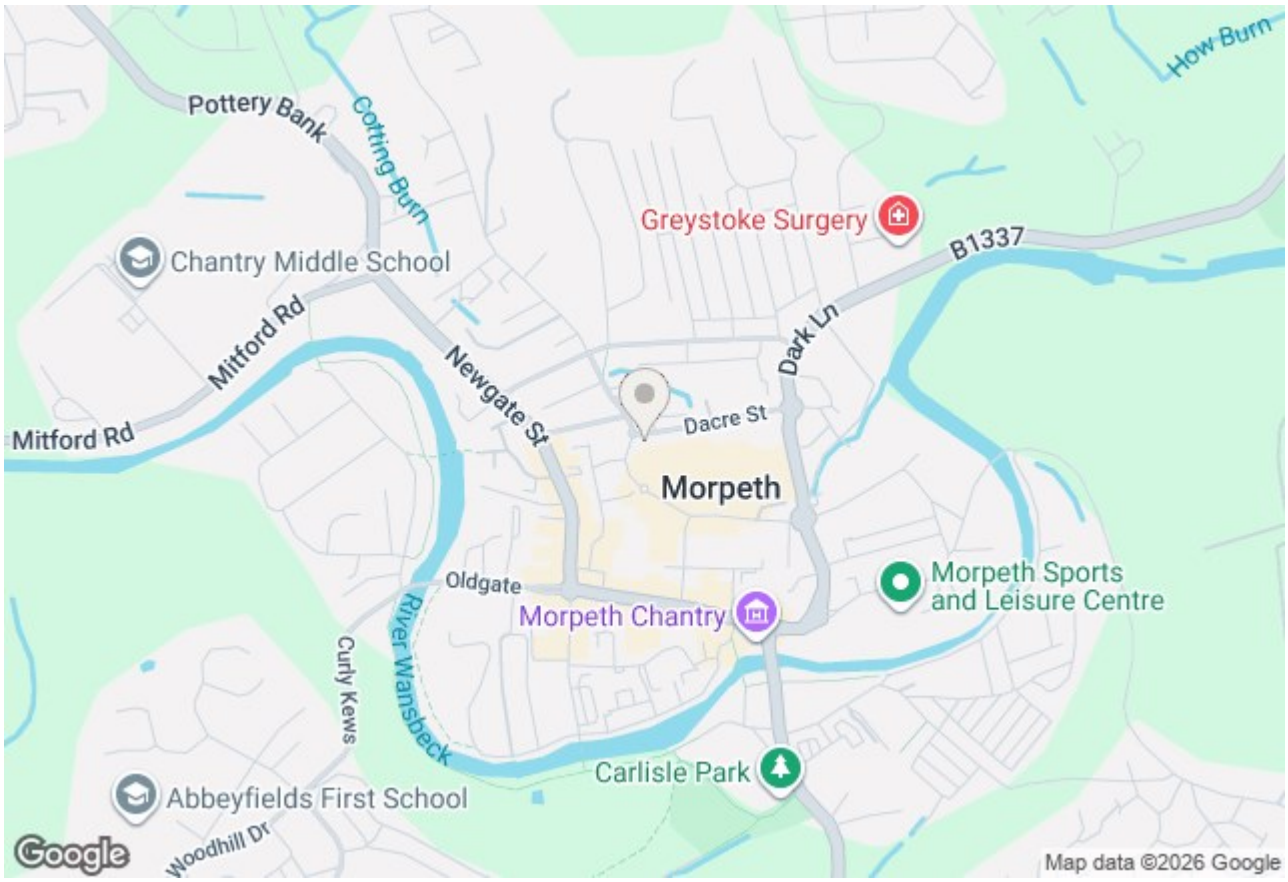
DACRE STREET MORPETH NORTHUMBERLAND NE61 1HQ

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

25F22AOAO.01







www.rickard.uk.com

Registered in England company number 6314212

VAT registration number 175 8808 19

Regulated by RICS

Ashington
17/18 Laburnum Terrace
Ashington, NE63 0AJ
Telephone: 01670 812145
Email: ashington@rickarc.uk.com

Morpeth
25/27 Newgate Street
Morpeth, NE61 1AW
Telephone: 01670 513533
Email: morpeth@rickard.uk.com

Directors: Iain Rickard MRICS, Diane Charlton & Aisling O'Neil MNAEA