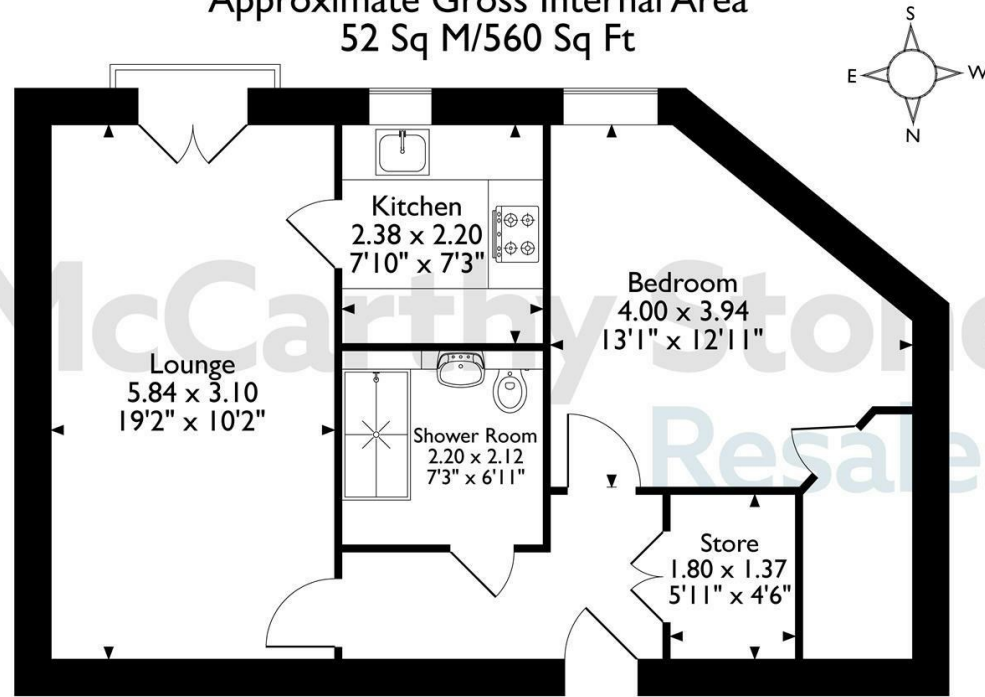


48 William Turner Court, Goose Hill, Morpeth  
Approximate Gross Internal Area  
52 Sq M/560 Sq Ft



**Second Floor**

The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: D**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>90</b>	<b>90</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**48 William Turner Court**

Goose Hill, Morpeth, NE61 1US



**Asking price £199,950 Leasehold**

A beautifully presented one-bedroom apartment located on the second floor, featuring a Juliet balcony with views over the communal gardens. The property is offered with no onward chain, providing a smooth and straightforward purchase opportunity for the next owner.

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised reproduction is strictly prohibited.



# William Turner Court, Goose Hill, Morpeth, Northumberland, NE61 1US

## Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

## William Turner Court

William Turner Court was built by McCarthy & Stone, purposefully designed to provide independent retirement living for those aged 60 and over. The development comprises 55 one and two-bedroom apartments, set within beautifully maintained grounds.

Residents can enjoy complete peace of mind with a House Manager on site during office hours and a range of security features, including a 24-hour emergency call system and a camera entry system linked to your TV — allowing you to see who's at the door before letting them in.

There's also no need to worry about upkeep or hidden costs, as the service charge covers external maintenance, gardening and landscaping, window cleaning, buildings insurance, water rates, and security.

Homeowners have access to a welcoming communal lounge with kitchen facilities, perfect for socialising with neighbours, as well as other shared areas designed to enhance community living.

## Local Area

Located in the heart of Northumberland, Morpeth is a charming market town celebrated for its natural beauty, rich history, and welcoming community. Often described as the gateway to Northumberland, it offers the perfect balance of countryside tranquillity and convenient local amenities.

For those who enjoy shopping, Morpeth provides an excellent mix of well-known high-street brands and independent boutiques, offering something for everyone. A highlight of the town is Rutherfords, a traditional department store that has proudly traded since 1846 and remains a much-loved local landmark.

Beyond retail, Morpeth boasts a vibrant weekly market every Wednesday and a popular Farmers' Market on the first Saturday of each month, where visitors can explore fresh local produce, handmade goods, and artisan crafts. Together, these attractions make Morpeth a delightful place to shop, explore, and experience the very best of Northumberland living.

## Entrance Hall

The front door, fitted with a spy hole for added security, opens into a spacious entrance hall. From here, a door leads to a generous walk-in storage/airing cupboard, which is conveniently plumbed for a washer/dryer, which is included in the sale. The hallway also features illuminated light switches and a smoke detector, with further doors providing access to the lounge, bedroom, and shower room.

## Lounge

A spacious south-facing lounge enjoying plenty of natural light and featuring a Juliet balcony – the perfect spot to watch the world go by. The room offers ample space for a dining area, with TV and telephone points, two ceiling lights, fitted carpets, and raised electric power sockets for convenience.

Apartment security door entry system with intercom and 24-hour emergency button. A partially glazed door leads through to the separate fitted kitchen, creating a bright and welcoming living space.

# 1 bed | £199,950

## Kitchen

A modern, fully fitted kitchen featuring a stylish range of low and eye-level units with matching drawers and coordinated work surfaces. There is a stainless steel sink with a mono lever tap, drainer, and a window above providing natural light. The kitchen includes a built-in oven, ceramic hob with extractor hood, integrated fridge/freezer, and built-in dishwasher. Finishing touches include under-pelmet lighting and tiled flooring, creating a bright and contemporary space.

## Bedroom

Double bedroom with door to a large walk in wardrobe housing shelving and hanging rails. Ceiling light, TV phone point, fitted carpets and raised electric power sockets.

## Shower Room

Fully fitted with suite comprising of 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.

## Car Parking

There is no allocated parking space included with this apartment; however, visitor and communal parking may be available on site for residents and guests.

## Service Charge

- 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 annual service charge is £2,315.77 for the financial year ending 30/06/2026.

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

999 years from 2017

## Ground Rent

Ground rent: £425 per annum  
Ground rent review: Jan 2032

## Additional Information & Services

- Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

