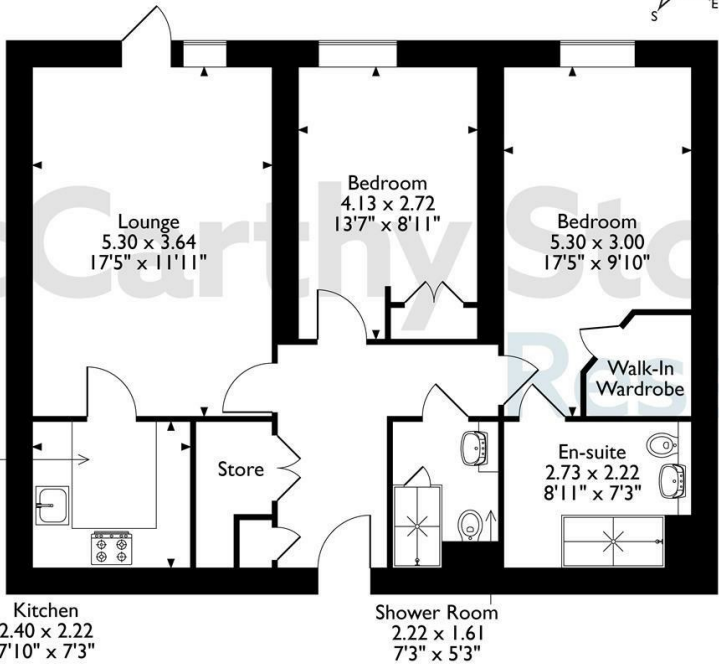


8 William Turner Court, Goose Hill, Morpeth  
Approximate Gross Internal Area  
76 Sq M/818 Sq Ft



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>88</b>	<b>88</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	

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 duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



## 8 William Turner Court

Goose Hill, Morpeth, NE61 1US



**Asking price £345,000 Leasehold**

A bright and spacious two-bedroom retirement apartment, boasting a private patio with views over the River Wansbeck and the added benefit of an allocated parking space. Situated within a sought-after McCarthy Stone development for the over 60s, this home combines comfort, convenience, and an enviable riverside setting.

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



# 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 that can assist with service charges or living costs.
- 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.

## Summary

William Turner Court was designed and built by McCarthy & Stone exclusively for retirement living. This welcoming development comprises 55 one and two-bedroom apartments for those aged 60 and over.

Residents enjoy peace of mind with a dedicated House Manager available during office hours, alongside a range of reassuring security features. These include a 24-hour emergency call system for immediate assistance, and a camera door entry system connected to your TV, so you can see who's visiting before letting them in.

One of the many benefits of living here is the freedom from everyday upkeep. The service charge takes care of external maintenance, gardening and landscaping, window cleaning, buildings insurance, water rates and security—leaving you free to enjoy your retirement.

At the heart of the development is the Homeowners' Lounge with kitchen facilities, a warm and social space to meet friends and neighbours. Other communal areas also provide a welcoming environment to relax and enjoy life in this friendly community.



## Local Area

Located in the heart of Northumberland, Morpeth combines natural beauty, a rich history, and a vibrant town centre, making it a true gateway to all the delights the county has to offer.

For those who enjoy shopping, Morpeth is a real treat. The bustling high street is home to many well-known brands alongside independent stores offering unique gifts and treasures. A highlight is Rutherfords, a traditional department store that has been serving the community since 1846.

Beyond fashion and gifts, Morpeth has a lively market scene. The weekly market every Wednesday brings energy to the town centre, while the Farmers' Market on the first Saturday of each month showcases fresh local produce, handmade crafts, and artisan goods—perfect for discovering something special.

## Entrance Hall

The front door with spy hole opens into a generous entrance hall. From here, a door leads to a practical walk-in storage/airing cupboard housing the boiler and washer/dryer, while another provides access to a separate WC with shower. The hall is fitted with illuminated light switches and a smoke detector. Further doors lead to the lounge, bedrooms, and main shower room.

## Lounge

A spacious living room with a double-glazed patio door opening onto a private terrace, enjoying delightful views of the River Wansbeck. The lounge offers ample space for both seating and dining and is fitted with TV and telephone points, two ceiling lights, and raised electric power sockets for added convenience. A partially glazed door leads through to the separate kitchen and the apartment also benefits from a security door entry system with intercom from this room.

## Kitchen

Fully fitted kitchen with a range of modern low and eye level units and drawers with a work surface. Stainless steel sink with mono lever tap, drainer and window. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer, built in dishwasher, under pelmet lighting and tiled flooring.



# 2 bed | £345,000

## Bedroom

A well-proportioned double bedroom with a window enjoying attractive views of the River Wansbeck. A door leads to a walk-in wardrobe fitted with shelving and hanging rails, providing excellent storage. Additional features include a ceiling light, TV and telephone point and raised electric power sockets.

## En-suite

A decent sized fully fitted with suite comprising of a walk-in shower with glass screen and hand rail, low level WC, vanity unit with sink and mirror above and heated towel rail.

## Second bedroom

This bright and versatile room could be used as a guest bedroom, office, dining room, or hobby space, offering great flexibility to suit your lifestyle. Features include a ceiling light, TV and telephone 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.

## Service Charge (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.

Annual Service charge: £3,473.65 for financial year end 30th June 2026.

## Leasehold Information

Lease: 999 years from 1st June 2017  
Ground rent: £495 per annum  
Ground rent review: 1st Jun 2032  
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+.

## Car Parking

This property comes with a parking space.

