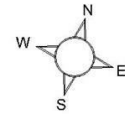
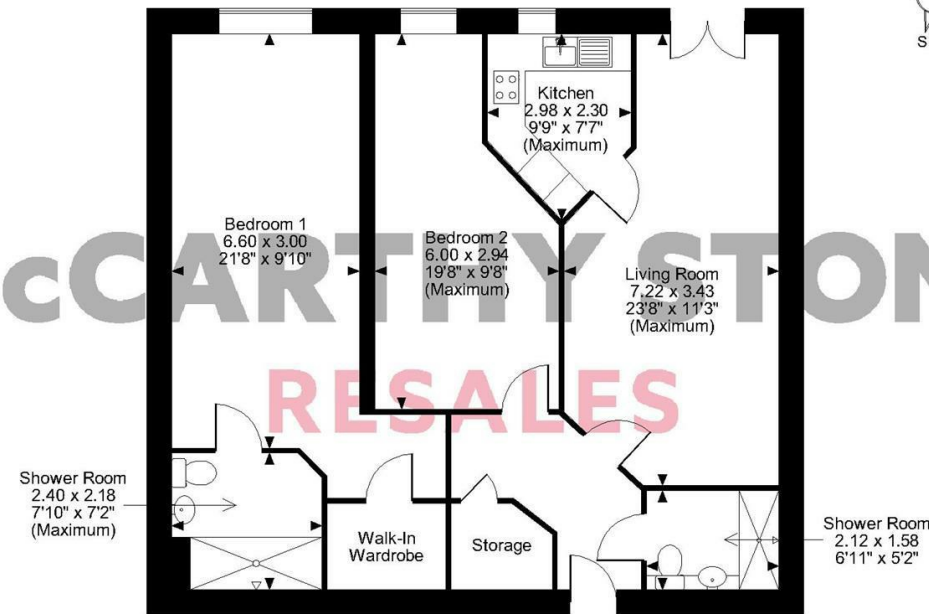


William Turner Court, Goose Hill, Morpeth, Northumberland
Approximate Gross Internal Area
924 Sq Ft/86 Sq M



McCARTHY STONE



Ground Floor

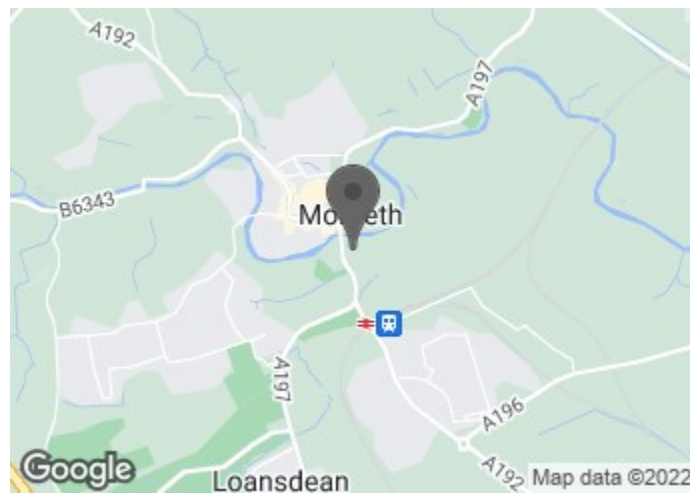
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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McCARTHY STONE RESALES

9 WILLIAM TURNER COURT GOOSE HILL, MORPETH, NE61 1US



COUNCIL TAX BAND: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

McCARTHY STONE RESALES

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. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a 1% contingency fee is payable to the Landlord to be held in on trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge 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 on the fees that apply to this property. 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



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SOUTH FACING TWO BEDROOM APARTMENT WITH WALK OUT BALCONY. COMES WITH A PARKING SPACE. A desirable McCarthy Stone retirement development for the over 60's.

ASKING PRICE £345,000 LEASEHOLD

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WILLIAM TURNER COURT, GOOSE HILL, MORPETH, NORTHUMBERLAND, NE61 1US

2 BED | £345,000

SUMMARY

William Turner Court was built by McCarthy & Stone purposely for retirement living. The development consists of 55 one and two-bedroom retirement apartments for the over 60s. You can relax, knowing that there's a House Manager on hand during office hours as well as the added benefit of having security features. These include a 24 hour emergency call system should you require assistance and a camera door entry system linked to your TV, so you can see who's calling before letting them in. There's no need to worry about being weighed down by maintenance costs either as the service charge covers the cost of external maintenance, gardening and landscaping, window cleaning, buildings insurance, water rates and security. Homeowners lounge with kitchen facilities and other communal areas.

LOCAL AREA

Located in the heart of Northumberland, Morpeth is known for its natural beauty, rich history and as a gateway to all that Northumberland has to offer. If you like shopping, Morpeth is a dream destination. On the town's high street, you'll find all your favourite brands and labels, as well as a few local shops for unique gifts and treasures. You can't miss Rutherfords, an old-fashioned department store that has been trading since 1846. Morpeth is more than just clothes shopping though as there's also a bustling weekly market every Wednesday, as well as the Morpeth Farmers Market on the first Saturday of the month. Pick up fresh produce from local farmers, as well as handmade arts and crafts.

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard with

washer/dryer. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedrooms and shower room.

LOUNGE

A spacious west facing lounge with the benefit of a balcony which can house a table and chairs whilst you watch the world go by. The lounge has ample space for dining. TV and telephone points, two ceiling lights, vertical blinds and curtains, fitted carpets and raised electric power sockets. Partially glazed door lead onto a separate kitchen.

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.

BEDROOM

Double bedroom with door to walk in wardrobe housing shelving and hanging rails and window overlooking the front of the development with curtains. Ceiling light, TV phone point, fitted carpets 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 spacious room could even be used as an office or hobby room.

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.

Service charge: £3,023.24 p.a (for financial year end 30/06/2022).

LEASEHOLD INFORMATION

Lease Length: 999 years from 2017

Ground rent: £425 per annum

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.

