

# SIGNATURE

## NORTH EAST

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📍 Mains Place, Morpeth NE61 1AG



# Mains Place, Morpeth NE61 1AG

**£975 Per Month**

Signature North East are delighted to welcome to the lettings market this well-presented, fully furnished two-bedroom ground floor apartment, ideally situated on the sought-after Mains Place in the heart of Morpeth.

Upon entering the property, you are welcomed into a spacious and bright living room, featuring sliding patio doors that provide direct access to the outside space. The living area flows seamlessly into the fitted kitchen, complete with a range of wall and base units, a dining table, and a useful built-in storage cupboard. The apartment offers two well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes. The bathroom comprises a bath, shower cubicle, hand basin and W.C. Externally, the property benefits from an allocated parking space to the front, a shared visitor parking space, and additional parking available throughout the development.

Perfectly positioned within a quiet residential development, this apartment enjoys an enviable location just moments from Morpeth town centre. Sanderson Arcade is within easy walking distance, offering an excellent selection of independent retailers, cafés, restaurants and supermarkets. Morpeth Bus Station is approximately a five-minute walk away, providing convenient transport links to Newcastle city centre, while Carlisle Park is just a short drive from the property. Excellent road connections also allow quick access to the A1, making this an ideal home for commuters.

Available immediately on an Assured Rolling Periodic Tenancy Agreement  
Council Tax Band: C

## TENANCY APPLICATION FEES:

To reserve this property, a refundable holding deposit of one week's rent is required, on move in, this will be deducted from your first months rent. A damage deposit for the property is compulsory and is equivalent to 5 week's rent.

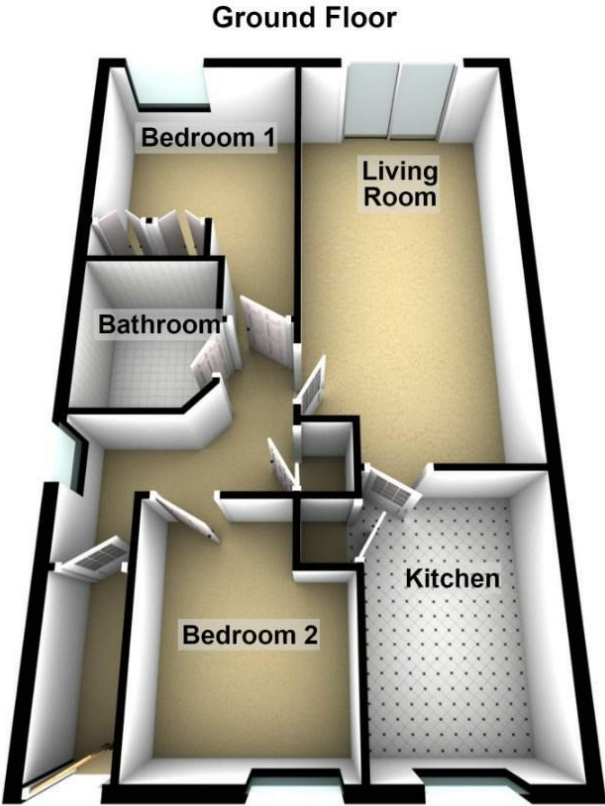
## NOTICE REGARDING FREE STANDING GAS & ELECTRIC APPLIANCES:

Any free standing appliances shown on photographs or present on viewings may not be included in the tenancy. Please obtain confirmation in writing from our office as to the inclusion of any appliances which you require included within the tenancy, before you proceed with an application.

PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.



# PROPERTY FLOORPLAN



Total area: approx. 66.4 sq. metres (715.2 sq. feet)

## Measurements:

Living Room  
22'1" x 10'7"

Kitchen  
11'8" x 8'0"

Bedroom One  
14'0" x 9'11"

Bedroom Two  
10'9" x 9'3"

Bathroom  
7'5" x 6'2"

| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92 plus) <b>A</b>                          |         |                                                                                                               |
| (81-91) <b>B</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 |         |                                                                                                               |
| England & Wales                             |         | EU Directive 2002/91/EC  |









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