

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

76 LOANSDEAN WOOD MORPETH NORTHUMBERLAND NE61 2FB



PROPERTY TO LET

- Ground Floor Apartment
- Allocated Parking
- Well Placed For Amenities
- Tenure: Leasehold
- Services: Mains GCH, Electric, Water, Drainage & Sewerage
- Two Bedrooms
- Useable Communal Gardens
- EPC: TBC
- Council Tax Band: C

Price £155,000

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Located within the highly sought-after Loansdean Wood development, this well presented ground floor apartment offers modern living in a convenient and desirable setting.

The accommodation is thoughtfully laid out and briefly comprises: a welcoming entrance hall, a spacious and bright lounge, a stylish kitchen/diner, two generous double bedrooms, and a contemporary bathroom/WC.

The property also benefits from a recently installed boiler (just two years old) with 8 years remaining on its warranty, giving buyers peace of mind with long-term efficiency and reliability.

Externally, there is an allocated parking space along with access to well-maintained communal gardens, providing a pleasant outdoor space to enjoy.

Perfectly placed for everyday convenience, the apartment is close to a range of local amenities including a Co-op, Morpeth First School, and regular public transport links. Excellent access to the A1 makes commuting straightforward, while Morpeth town centre is just a short distance away, offering an impressive selection of independent shops, supermarkets, restaurants, bars, leisure facilities, and the scenic Carlisle Park.

With its combination of modern comfort, excellent location, and strong community feel, this apartment is an ideal choice for first-time buyers, professionals, or those looking to downsize to low-maintenance, single-level living.

COMMUNAL ENTRANCE

Entrance to the development is through a communal entry door leading to the hallway and access to the apartment.

ENTRANCE HALLWAY

Entrance door providing access to a hallway with a built in storage cupboard and radiator.

LIVING ROOM

UPVC double glazed window. Radiator. Entry phone system.



KITCHEN/DINER

Ceiling spotlights. UPVC double glazed window. Range of wall and floor storage units. Stainless steel single drainer sink unit. Tiled splashbacks. Integrated appliances. Electric oven. Electric hob with cooker hood over. Dishwasher. Microwave. Dining table and chairs. Laminate flooring.



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ADDITIONAL IMAGE



BEDROOM ONE

UPVC double glazed window. One radiator. Mirrored wardrobes.



BEDROOM TWO

UPVC double glazed window. One radiator.



BATHROOM/WC

White suite comprising: Pedestal wash hand basin, close coupled WC, panelled bath and shower cubicle with mixer shower. UPVC double glazed window. Extractor fan. One radiator.



EXTERNAL

Designated parking space.

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PARKING

The property has an allocated parking bay, along with use of marked, visitor parking bays for the development.

GENERAL INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

As the agent we have not sought to verify the legal title of the property and verification must be obtained from a solicitor.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

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MATERIAL INFORMATION

Verified Material Information by Moverly August 2025.

Property type: Flat

Property construction: Standard brick and block construction

Number and types of room: 2 bedrooms, 1 bathroom

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed. The system was installed in 2011.

Parking: Allocated

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Level access and Ramped access

Coal mining area: Yes

Non-coal mining area: No

Loft access: No

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

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TENURE & COUNCIL TAX BAND

Council Tax band: C

Tenure: Leasehold

Lease length: 111 years remaining (125 years from 2011)

Ground rent: £100 pa

Service charge: £1126.61 pa

Property type: Flat

All information correct at date and time supplied - August 2025. Efforts have been made to ascertain as much information as possible with regard to material information, but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

MOBILE SIGNAL, DATA & BROADBAND

Broadband Available

Broadband Type	Highest available download speed	Highest available upload speed	Availability
Standard	8 mbps	0.9 mbps	Good
Superfast	56 mbps	16 mbps	Good
Ultrafast	1000 mbps	1000 mbps	Good

Mobile Available:

Mobile & Data - Yes - Based on customers' experience in the NE61 area, this shows the chance of being able to stream video, make a video call, or quickly download a web page with images to your phone when you have coverage. It's the likelihood of you being able to get this performance within your postal district depending on the network you are using. Performance scores should be considered as a guide since there can be local variations.

Likely - O2 85%, EE 81%, Vodafone 69%, Three 66%

Ofcom Broadband & Mobile Checker August 2025.

MORTGAGES

Why not take the next step toward securing the best mortgage deal for you by booking an appointment with Brian Boland, our experienced Independent Mortgage Adviser at McKenzie Financial Services LTD?

With years of industry experience and a wealth of knowledge, Brian has helped countless customers save money and make confident, informed choices when it comes to their mortgage. Whether you're a first-time buyer, moving home, or looking to remortgage, Brian will provide tailored advice to suit your unique needs and guide you through the entire process from start to finish.

Let's work together to find the right mortgage solution for you—get in touch today and take that first step towards a better deal!

Please note:

Your home may be repossessed if you do not keep up repayments on your mortgage.

McKenzie Financial Services LTD will pay Rickard 1936 Ltd a referral fee upon the successful completion of any mortgage application.

FLOOR PLAN

This plan is not to scale and is for identification purposes only.

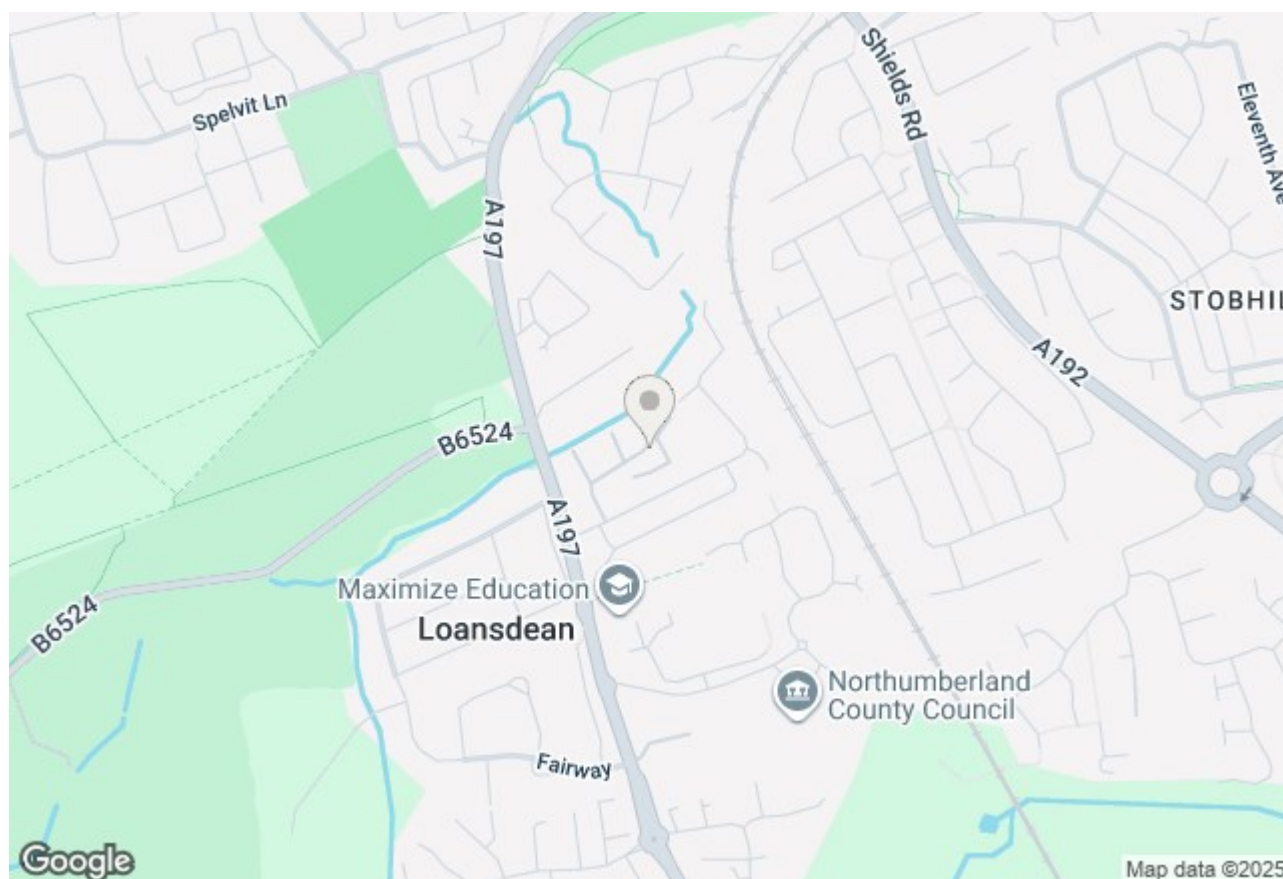
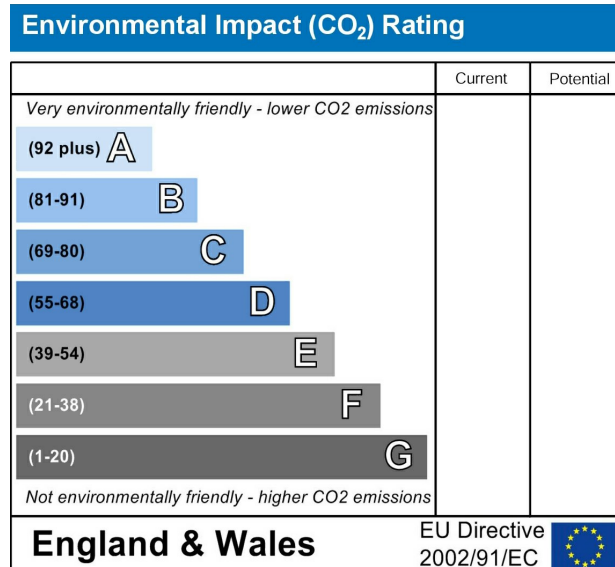
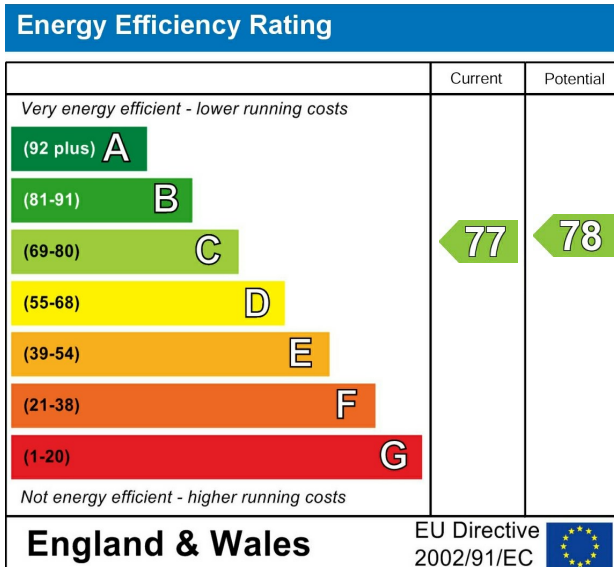
GOOGLE MAPS - GENERAL NOTE

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

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

26H25AOAO



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