

## GEORGE FITZROY COURT ST. MARY'S PARK STANNINGTON NE61 6FE



- Ground Floor Modern Two Bedroom Apartment
- Allocated Parking & Communal Gardens
- No Upper Chain
- Tenure: Leasehold
- Services: Mains GCH, Electric, Water, Drainage & Sewerage

- Master Bedroom with Ensuite
- Kitchen with Integrated Appliances
- EPC: C
- Council Tax Band: B Tenure: Leasehold

**Price £155,000**

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Set within the sought-after St. Mary Park development in Stannington, this exceptional ground floor apartment offers a rare opportunity to enjoy modern living surrounded by the beauty of the Northumberland countryside. Spanning an impressive 136 acres, the development boasts expansive open green spaces along with excellent on-site amenities, including a welcoming community centre and the highly regarded St. Mary's Gastro Pub & Hotel. Ideally positioned just four miles from the charming market town of Morpeth and with easy access to the A1, the location perfectly balances rural tranquillity with everyday convenience.

Beautifully presented throughout, the apartment provides stylish, versatile accommodation suited to a wide range of buyers. Available furnished or unfurnished, the property is ready to move into and enjoy. Accessed via a secure communal entrance with key or coded entry and telephone intercom system, the apartment opens into a welcoming hallway leading to a bright and spacious open-plan kitchen, dining, and living area—ideal for both relaxing and entertaining.

The accommodation further comprises a generous master bedroom with a contemporary en-suite, a well-proportioned second bedroom, and a modern main bathroom/WC.

Externally, the property benefits from allocated parking and beautifully maintained communal gardens, providing a peaceful outdoor retreat.

This superb apartment combines comfort, style, and an enviable setting—early viewing is highly recommended to fully appreciate all it has to offer.

## ENTRANCE HALLWAY

A welcoming and well-appointed entrance hallway sets the tone for the apartment, featuring a convenient cloaks cupboard for practical storage, a radiator for year-round comfort, and a secure entry phone system providing both ease of access and peace of mind.

## LIVING ROOM

*14'6" x 12'9" (4.43m x 3.91m)*

A bright and inviting living space, enhanced by two double radiators ensuring a warm and comfortable atmosphere throughout the year. Large UPVC double glazed windows flood the room with natural light, while a stylish moulded door adds a contemporary touch. An elegant archway seamlessly connects the space to the kitchen, creating a sociable and free-flowing layout ideal for modern living and entertaining.



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## KITCHEN

9'0" x 6'10" (2.76m x 2.09m)

A stylish and well-equipped kitchen fitted with a comprehensive range of wall and floor units, offering ample storage and a sleek, modern finish. The space is complemented by quality integrated appliances, including a Zanussi gas hob with cooker hood, Zanussi electric oven, washing machine, dishwasher, and fridge freezer—perfectly designed for effortless everyday living. A stainless steel one and a half bowl single drainer sink unit adds both practicality and style, while the Vaillant FITsustain central heating boiler ensures efficient hot water and heating throughout the home.



## MASTER BEDROOM

9'7" (min) x 10'8" (max)(plus alcove) (2.92m (min) x 3.25m (max) (plus alcove))

A well-proportioned and comfortable master bedroom, featuring a UPVC double glazed window that allows for plenty of natural light while maintaining a peaceful atmosphere. A radiator ensures warmth and comfort, while a stylish moulded door completes the space with a clean, modern finish.



## ENSUITE

A smart and contemporary en-suite, thoughtfully designed for convenience and comfort. It features a sleek pedestal wash hand basin, close coupled WC, and a spacious walk-in shower cubicle with mixer shower for a refreshing start or end to the day. The room is finished with an extractor fan for ventilation, a radiator for added comfort, and a stylish moulded door, creating a practical yet refined private bathing space.



## BEDROOM TWO

10'5" (max) x 6'3" (3.18m (max) x 1.91m)

A versatile and well-proportioned second bedroom, cleverly designed in an L-shaped layout to maximise usable space and flexibility. A UPVC double glazed window allows natural light to fill the room, creating a bright and airy feel, while a radiator ensures year-round comfort. Finished with a stylish moulded door, this adaptable space is ideal as a guest room, home office, or additional bedroom to suit a variety of needs.



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## **FAMILY BATHROOM**

7'6" x 6'2" (2.31m x 1.9m)

A well-presented and practical family bathroom, fitted with a classic panelled bath, pedestal wash hand basin, and close coupled WC, offering everything needed for day-to-day convenience. A UPVC double glazed window provides natural light while maintaining privacy, and a radiator ensures a warm and comfortable environment. Finished with a stylish moulded door, the space is both functional and neatly appointed for modern living.



## **EXTERNALLY & PARKING**

Externally, the property continues to impress, set within the beautifully maintained surroundings of the St. Mary Park development. Residents benefit from an allocated parking area, providing convenient and secure off-road parking allocated space, along with a dedicated bin store for everyday practicality.

Beyond the immediate setting, the development itself offers an enviable lifestyle, with expansive landscaped grounds, open green spaces, and a strong sense of community. Residents can also enjoy on-site amenities including a community centre and the popular St. Mary's Gastro Pub & Hotel, all set within 136 acres of stunning Northumberland countryside.

Despite its peaceful rural feel, the location remains highly convenient, just a short drive from the historic market town of Morpeth and offering excellent access to the A1, making it ideal for commuters and those seeking the perfect balance of countryside living and connectivity.

## **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

Costs & tenure

Tenure: Leasehold

Lease length: 986 years remaining (999 years from 2013)

Ground rent: £472/year

Service charge: £1,100/year

Council tax band: B

EPC rating: C

The building

Detached flat, standard brick and block construction

2 bedrooms, 2 bathrooms, 1 reception

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Parking: Allocated

Risks & restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Coal mining area: yes

No specialist issues recorded

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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.

## BROADBAND, MOBILE & DATA

No Information available - Source OfCom. Checked May 2026.

## TENURE & COUNCIL TAX BAND

Leasehold.

Lease length: 986 years remaining (999 years from 2013)

Ground rent: £472/year

Service charge: £1,100/year

Title contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further:

The lease contains rules on 'alienation', which is a legal term meaning the owner must follow specific procedures if they want to sell, rent out, or transfer the property to someone else.

The owner cannot sell or transfer the property without a certificate from the management company or the freeholder (the person who owns the land) confirming that certain lease requirements have been met.

The property is subject to restrictive covenants, which are rules that limit what can be done with the land. These were established in a 2007 agreement and updated by later deeds to ensure the estate is managed in a consistent way.

Title contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The property benefits from legal rights, known as easements, which are granted in the lease. These are positive rights that allow the owner to use shared facilities, such as access paths, pipes, and utility cables.

Council Tax Band: B (Source gov.uk Checked May2026).

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## CONVEYANCING MADE EASY

We work closely with trusted conveyancer Richard Twyford of Taylor Rose, helping to ensure a smooth and efficient process from offer to completion. With clear communication between our teams, your sale or purchase can progress as quickly and seamlessly as possible.

Why not obtain a no-obligation conveyancing quote? Simply speak to a member of our team and we will be happy to arrange this for you.

You are under no obligation to use our recommended conveyancer and are free to instruct a solicitor or licensed conveyancer of your choice. We do not receive any referral fee for recommending Taylor Rose.

## 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


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### Energy Efficiency Rating

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

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



[www.rickard.uk.com](http://www.rickard.uk.com)

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