

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

40 SILVAS COURT DACRE STREET MORPETH NE61 1HQ



- Two bedroom apartment
- Retirement Complex
- No upper chain

- Second floor with lift
- Town centre location
- Energy Rating C

Price £125,000

40 SILVAS COURT DACRE STREET MORPETH NE61 1HQ

A sought after, two bedroom second floor apartment with lift access situated within Silvas Court, Dacre Street. Silvas Court is a popular Retirement Complex within Morpeth Town Centre, with a wide range of shopping facilities and amenities within close proximity. The accommodation briefly comprises: hallway, lounge diner, kitchen, two bedrooms and shower room/w.c. The apartment is conveniently located opposite the lift door. Externally there are communal gardens and a residents only car park. Facilities within the complex include a Resident House Manager, residents lounge, laundry room and a guest suite for visiting relatives.

ACCOMMODATION

ENTRANCE HALL

Entrance door. Two storage cupboards. Electric heater.

LOUNGE DINER

10'8" x 20'9" max.meas. (3.26 x 6.35 max.meas.)

Double glazed window. Heater. Electric fire in surround.



LOUNGE DINER



KITCHEN

7'6" x 7'1" max. (2.31 x 2.17 max.)

Fitted with a range of wall and base units with roll-top work surfaces. Sink drainer unit with mixer tap. Integrated electric oven and hob. Space for under-bench fridge. Plumbed for dishwasher. Double glazed window.



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BEDROOM ONE

11'8" x 9'2" exc. robes. (3.56 x 2.81 exc. robes.)
Double glazed window. Electric heater. Built-in wardrobes.



BEDROOM ONE



BEDROOM TWO

9'6" x 13'8" max (2.9 x 4.18 max)
Double glazed window. Electric heater.



SHOWER ROOM/W.C.

Low level w.c. Wash hand basin in vanity unit. Electric shower in cubicle. Extractor fan.



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COMMUNAL HALL



RESIDENT LOUNGE

GUEST SUITE



PLEASE NOTE

On selling the property 1% of the gross sale price or open market value determined by the Landlord's surveyor will be payable.

SERVICE CHARGE

We have been advised by the vendor that the Service Charge for this property is £3,300 per annum and the Ground Rent is £1,000 per annum.

GENERAL INFORMATION

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

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

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 ADVICE

Advice For Buyers/Viewers - If anyone in the household has or develops symptoms or is self isolating then viewings should not go ahead. Please inform us as soon as possible if this is the case. • Social distancing of at least 2 metres is adhered to at all times. • Viewers will be required to have their own hand sanitiser which is to be applied before, during if necessary and after the viewing. Other PPE such as masks and shoe covers must be worn and a seller may request this as a condition of the viewing. • Only members of one household are permitted to view a property at any one time. It is recommended that this should be no more than 2 adults.

VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

17/L/2021

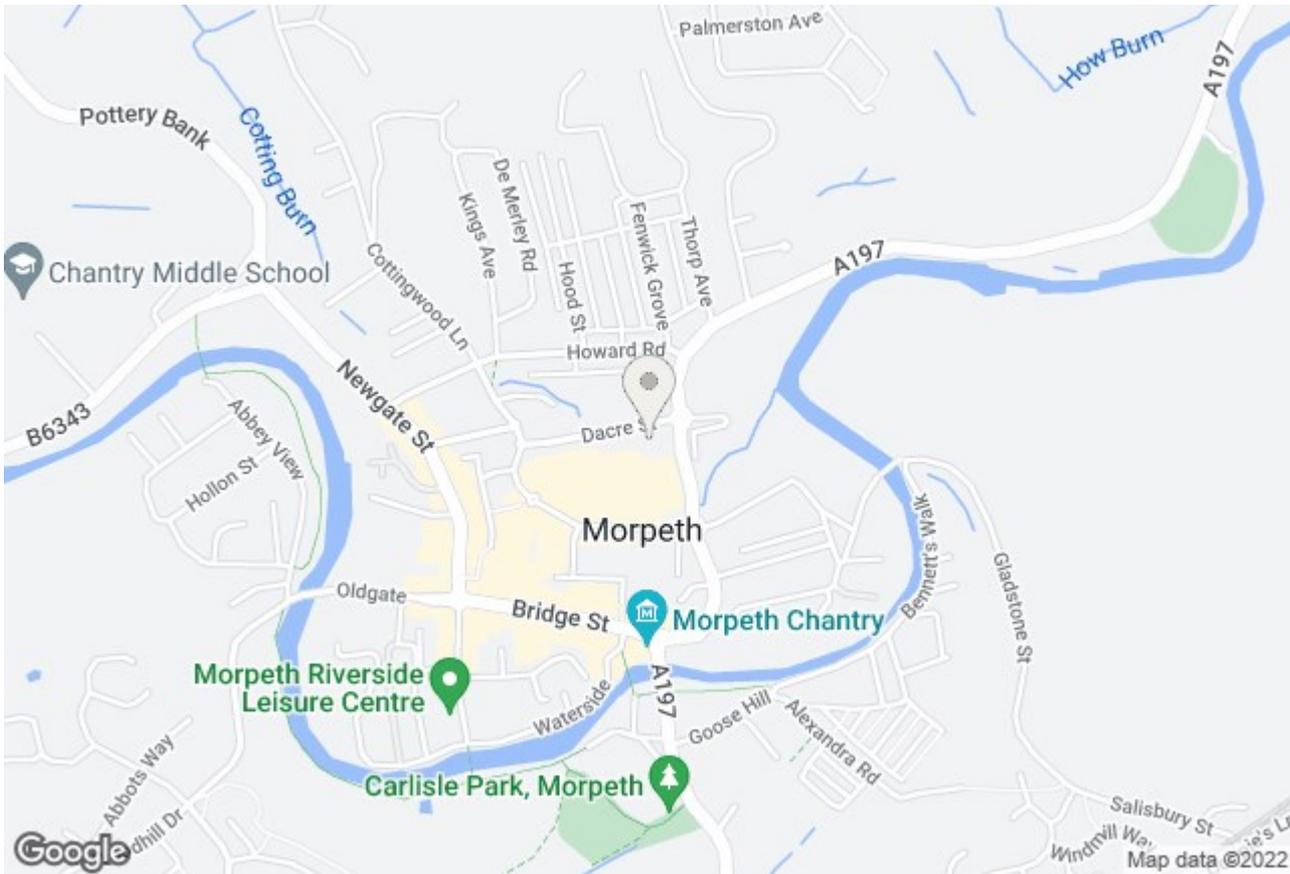
Energy Efficiency Rating

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

76 80

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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