

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**LOANSDEAN WOOD MORPETH NE61 2FB**



- Two Bedroom Apartment
- Immaculately Presented
- Allocated Parking
- EPC: C
- Tenure: Leasehold



- Ground Floor
- Useable Communal Gardens
- Well Placed For Amenities
- Council Tax Band: C
- Services: Mains Gas, Electric, Water, Drainage, Sewerage

**Price £155,000**



# LOANSDEAN WOOD MORPETH NE61 2FB

An immaculately presented two bedroom ground floor apartment, situated on the popular Loansdean Wood development. The property offers well planned accommodation comprising: entrance hall, spacious lounge, kitchen/diner, two double bedrooms and a bathroom/wc. Externally, there is an allocated parking space along with attractive communal, useable garden areas. Conveniently located, the property is within easy reach of local amenities including a local Co-op, Morpeth First School, regular public transport links and excellent access to the A1 for commuting. Morpeth town centre is just a short distance away and provides a wide range of amenities including independent shops, supermarkets, restaurants, bars, leisure facilities and the picturesque Carlisle Park. With its excellent transport connections, welcoming community and strong local amenities, this apartment presents an ideal opportunity for first time buyers, professionals or those seeking to downsize to one level living.

## COMMUNAL ENTRANCE

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

## ENTRANCE HALL

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

## LOUNGE

*16'11" x 16'9" into bay window (5.18 x 5.11 into bay window)*

A spacious lounge with a bespoke fitted window seat with storage overlooking a garden area, radiator.



## ADDITIONAL IMAGE



# LOANSDEAN WOOD MORPETH NE61 2FB

## WINDOW SEAT



## KITCHEN DINER

A generous and well equipped kitchen diner fitted with wall and base units with granite work surfaces, sink drainer unit with mixer tap and integrated appliances to include a fridge freezer, dishwasher, oven, hob an extractor hood. Double glazed window and radiator.



## ADDITIONAL IMAGE



# LOANSDEAN WOOD MORPETH NE61 2FB

## BEDROOM ONE

12'2" x 9'4" (3.73 x 2.87)

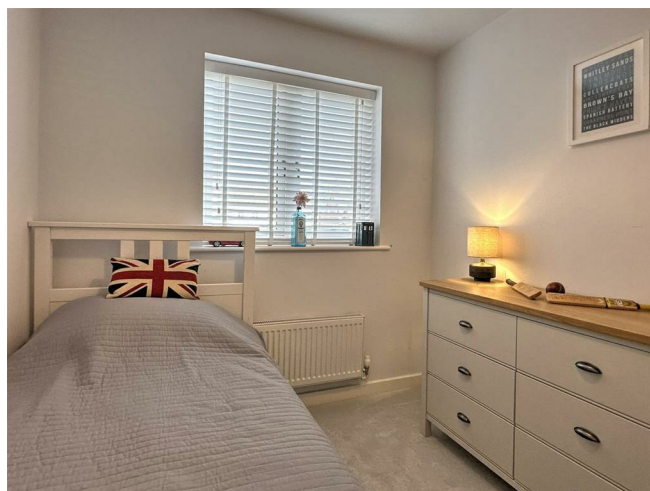
Double glazed window, radiator.



## BEDROOM TWO

8'7" x 7'6" (2.62 x 2.29)

Double glazed window, radiator.



## BATHROOM/WC

Fitted with a wash hand basin, panelled bath, wc and mains shower in separate cubicle. Double glazed window, radiator and extractor fan.





# LOANSDEAN WOOD MORPETH NE61 2FB

## EXTERNALLY

The property is well situated to make use of the communal garden areas, having a gravelled garden area immediately outside the lounge window, which although communal, is an area unlikely to be used by any other residents due to its position. The apartment is also situated next to the well manicured, 'secret garden' area with has a range of shrubs and lawned areas.



## ADDITIONAL IMAGE



## 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.

# LOANSDEAN WOOD MORPETH NE61 2FB

## 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 on 11 Jan 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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# LOANSDEAN WOOD MORPETH NE61 2FB

## 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: £124 per month

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

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# LOANSDEAN WOOD MORPETH NE61 2FB


## Ground Floor




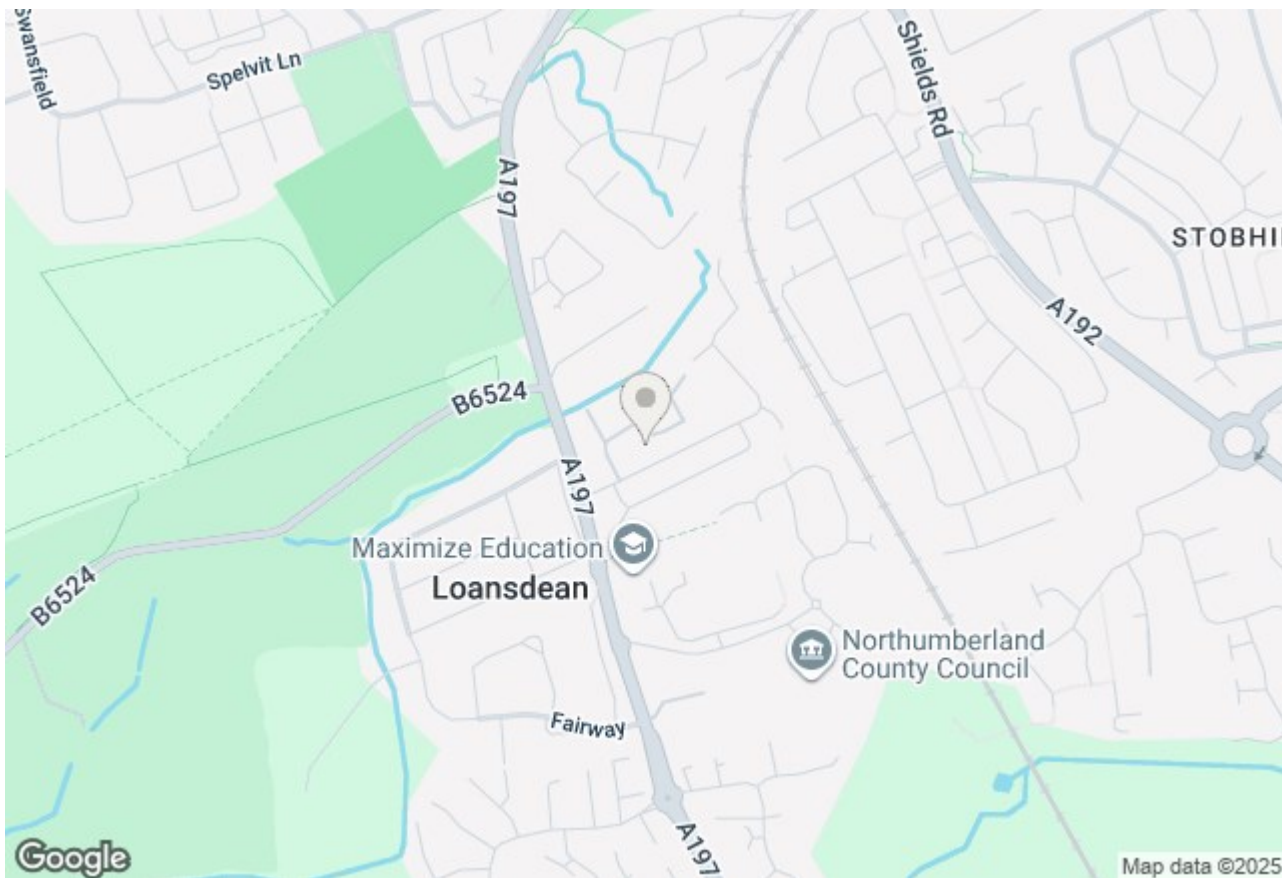
Total area: approx. 69.9 sq. metres (752.9 sq. feet)

**Loansdean Wood, Morpeth**



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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