RICKARD
CHARTERED SURVEYORS & ESTATE AGENTS

# BRIDGE STREET MORPETH NE61 1PQ

- Two Bedroom, 2nd Floor Flat
- Parking Space
- EPC D
- Council Tax Band B
- Town Centre Location
- No Upper Chain
- Tenure Leasehold: 973 yrs remaining
- Services: Mains gas, electric, water & drainage

## Offers Over £125,000

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# BRIDGE STREET  MORPETH NE61 1PQ

A well presented two bedroom second floor apartment, ideally situated on Phoenix Yard, just behind Morpeth's main shopping street. The property enjoys a highly convenient town centre location, offering easy access to the full range of local shops, amenities, and transport links. A particular benefit is the inclusion of an allocated parking space, a valuable and relatively rare feature within Morpeth town centre.

The accommodation is accessed via a communal entrance hallway with stairs leading to the top floor. Internally, the apartment comprises an entrance hall with useful storage cupboards, a good sized lounge/diner, fitted kitchen, two bedrooms, and a bathroom with WC. The property benefits from double glazing throughout and gas central heating via a combination boiler.

The property is held on a leasehold basis with a share of the freehold and approximately 973 years remaining on the lease. The apartment would be suitable for a range of purchasers, including first-time buyers and landlords.

**ENTRANCE**
Entry to the building is a via a key code system which leads to the communal entrance with stairs and automatic lighting.

**FLAT 3**

**ENTRANCE HALL**
The front door provides access to the hallway with two storage cupboards and a radiator.

**LOUNGE DINER**
*18'2" x 17'0" max (5.56m x 5.19m max)*
Maximum dimensions

A good size and versatile living space with double glazed windows, sky light and radiators.

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## ADDITIONAL IMAGE

## KITCHEN

*9'10" x 6'6" (3.02m x 1.99m )*

Fitted with wall and base units with roll top work surfaces and a sink drainer unit with mixer tap, plumbing for washing and space for an oven and a fridge freezer. Double glazed window and radiator.

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**BEDROOM ONE**
*13'8" x 11'8" (4.19m x 3.57 )*
Double glazed window and radiator.

**BEDROOM TWO**
*12'0" x 8'8" (3.66m x 2.66m )*
Double glazed window and radiator.

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## BATHROOM/WC

Fitted with a wc, wash hand basin, panelled bath and an electric shower* in cubicle.

*shower replaced in 2026.

## ADDITIONAL IMAGE

## EXTERNALLY

The property has one parking space.

## FLOOR PLAN

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

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## 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.

## 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.

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## MATERIAL INFORMATION

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

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.

Verified Material Information

Council Tax band: B

Tenure: Leasehold
Lease length: 973 years remaining (999 years from 2000)
Service charge: £700 pa

Property type: Flat
Property construction: Standard brick and block construction

Energy Performance rating: D

Number and types of room: 2 bedrooms, 1 bathroom, 1 reception

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 10 Oct 2025.
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)

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: Yes
Historical flooding: No
Flood defences: No
Coastal erosion risk: No

Planning permission issues: No
Accessibility and adaptations: None

Coal mining area: Yes
Non-coal mining area: No

Loft access: Yes - insulated and unboarded, accessed by: Loft access outside of bathroom and living room ceiling hatch

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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

We have been advised that the property is Leasehold with the owner of each property retaining a share of the freehold.

We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure.

Lease length: 973 years remaining (999 years from 2000)

Service charge: £700 pa

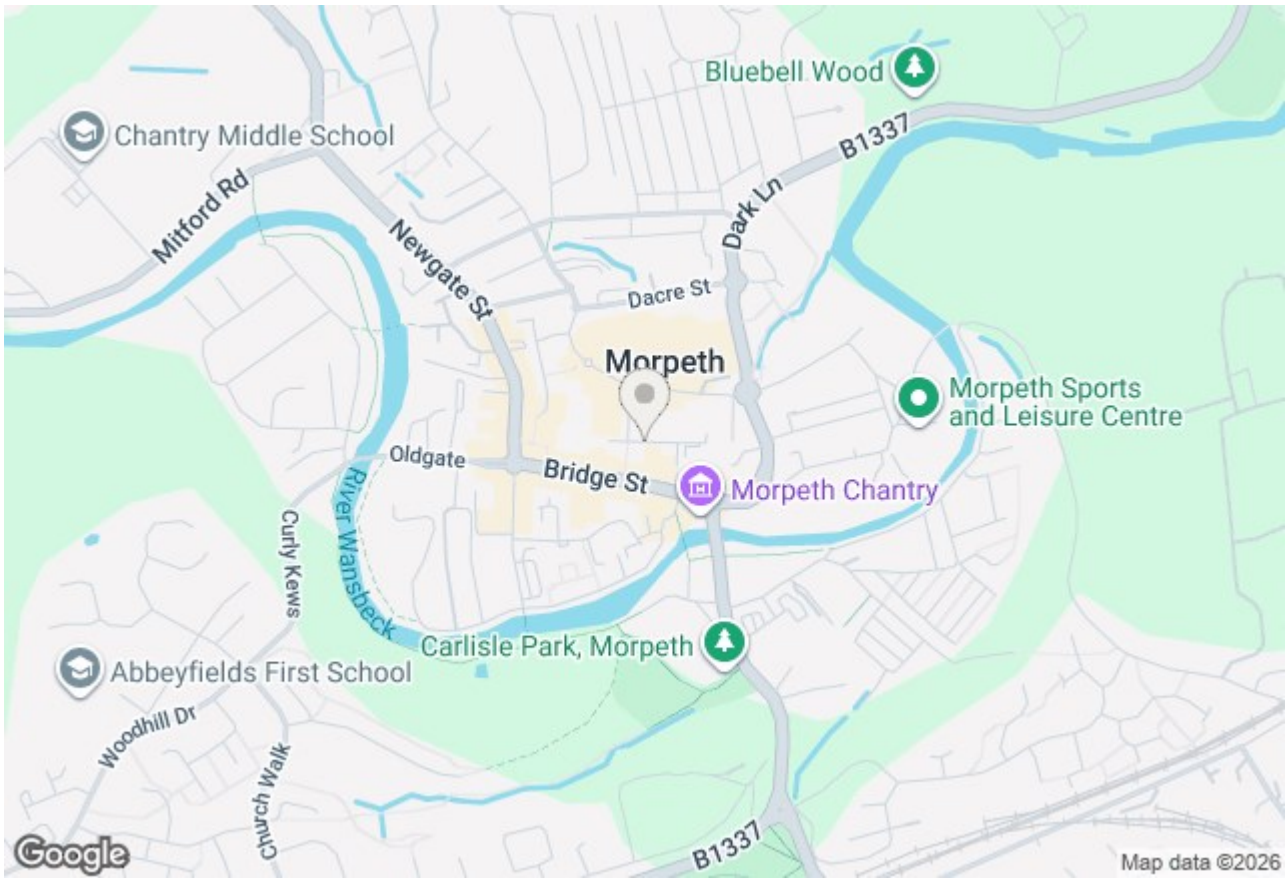
## VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

19A26AOAO

## Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| **England & Wales** | EU Directive 2002/91/EC | |

## Environmental Impact ($CO_2$) Rating

| | Current | Potential |
|---|---|---|
| Very environmentally friendly - lower CO2 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 CO2 emissions | | |
| **England & Wales** | EU Directive 2002/91/EC | |