

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

SILVAS COURT DACRE STREET MORPETH NE61 1HQ



- Retirement Apartment
- Corner Position
- Available With No Chain
- Council Tax Band: C
- Services: Mains Electric, Water, Drainage & Sewage

- One Double Bedroom
- Town Centre Location
- EPC: TBC
- Tenure: Leasehold

**Price £110,000**

# SILVAS COURT DACRE STREET MORPETH NE61 1HQ

This well presented one bedroom, first floor retirement apartment is situated in the sought after Silvas Court development in the heart of Morpeth town centre. Occupying a desirable corner position, the property benefits from additional windows providing extra natural light and a larger kitchen than the standard apartments. The accommodation, available with no onward chain, comprises an entrance hall with storage cupboard, a bright lounge with dual aspect windows, a generous kitchen, a double bedroom with fitted storage, and a bathroom/WC. Externally, there is a residents-only private car park and beautifully maintained communal gardens. The development itself offers excellent communal facilities including a residents' lounge, laundry room, and a guest suite for visitors. With easy access to local amenities, shops, and transport links, this apartment combines comfort, convenience, and a welcoming community environment.

## SILVAS COURT

Entry to the development is by a fob/key or intercom service providing access to the communal entrance. Within the communal areas there is access to the house managers office, lounge, laundry room, guest suite and lift access to all floors.

## ENTRANCE HALL

Entrance door leading to a welcoming hallway with a built in storage cupboard and storage heater

## LOUNGE

A pleasant main reception room with double glazed windows to two elevations, electric heater, decorative fireplace and double doors to the kitchen.



## ADDITIONAL IMAGE



# SILVAS COURT DACRE STREET MORPETH NE61 1HQ

## KITCHEN

Fitted with wall and base units with work surfaces, sink drainer unit with taps, integrated oven and hob with extractor hood and space for an under bench fridge and freezer. Double glazed window.



## BEDROOM

A double bedroom with fitted wardrobes and drawers, along with further built in wardrobes, double glazed window and electric heater.



## ADDITIONAL IMAGE



# SILVAS COURT DACRE STREET MORPETH NE61 1HQ

## BATHROOM/WC

Fitted with a wc, wash hand basin and a panelled bath with electric shower over. Double glazed window and electric heater.



## EXTERNALLY

The property has access to very well tended, communal garden areas and a residents only car park.



## 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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# SILVAS COURT DACRE STREET MORPETH NE61 1HQ

## MATERIAL INFORMATION

Verified Material Information

Council Tax band: C  
Tenure: Leasehold

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

Energy Performance rating: C

Number and types of room: 1 bedroom, 1 bathroom, 1 reception

Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Electric Heaters  
Heating features: Double glazing and Night storage  
Broadband: FTTC (Fibre to the Cabinet)  
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: Communal

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: Lift 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.

## TENURE & COUNCIL TAX BAND

Leasehold - We have been advised that the property is Leasehold.

We have been advised that the current annual service charge is £3,789 paid in two instalments due April & October each year.

We have been advised that the current ground rent is £650.44 payable in two instalments due in March & September each year.

We have been advised that there are 96 years remaining on 125 year lease

The sale of this property is subject to a condition that 1% of the future resale purchase price is to be paid to First Port upon any subsequent sale of the property by the purchaser.

Council Tax Band: C (Source gov.uk. Checked October 2025).

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# SILVAS COURT DACRE STREET MORPETH NE61 1HQ

## 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.

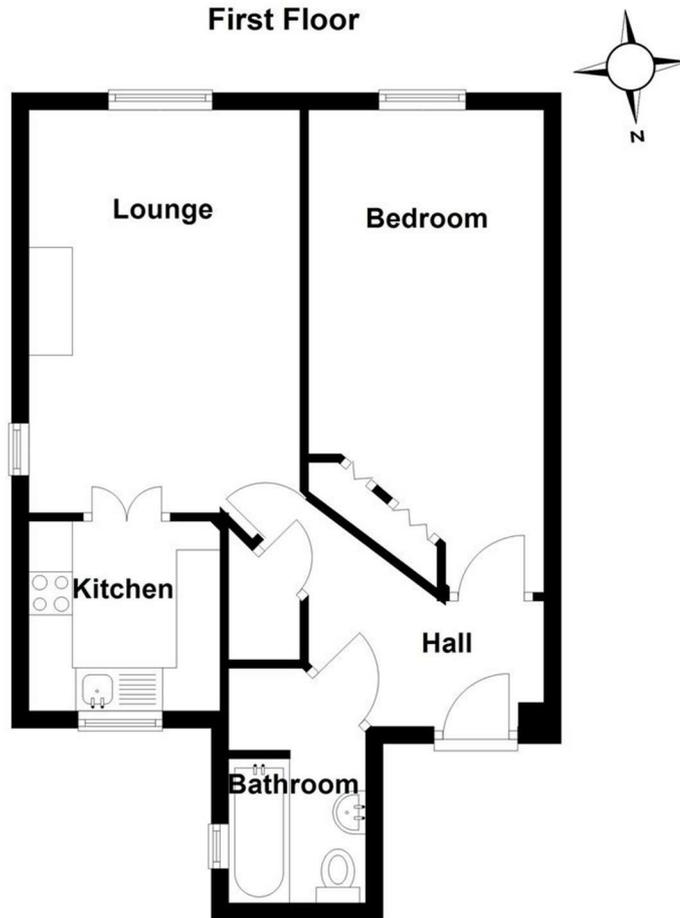
## FLOOR PLAN

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

## VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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Total area: approx. 45.2 sq. metres (486.8 sq. feet)

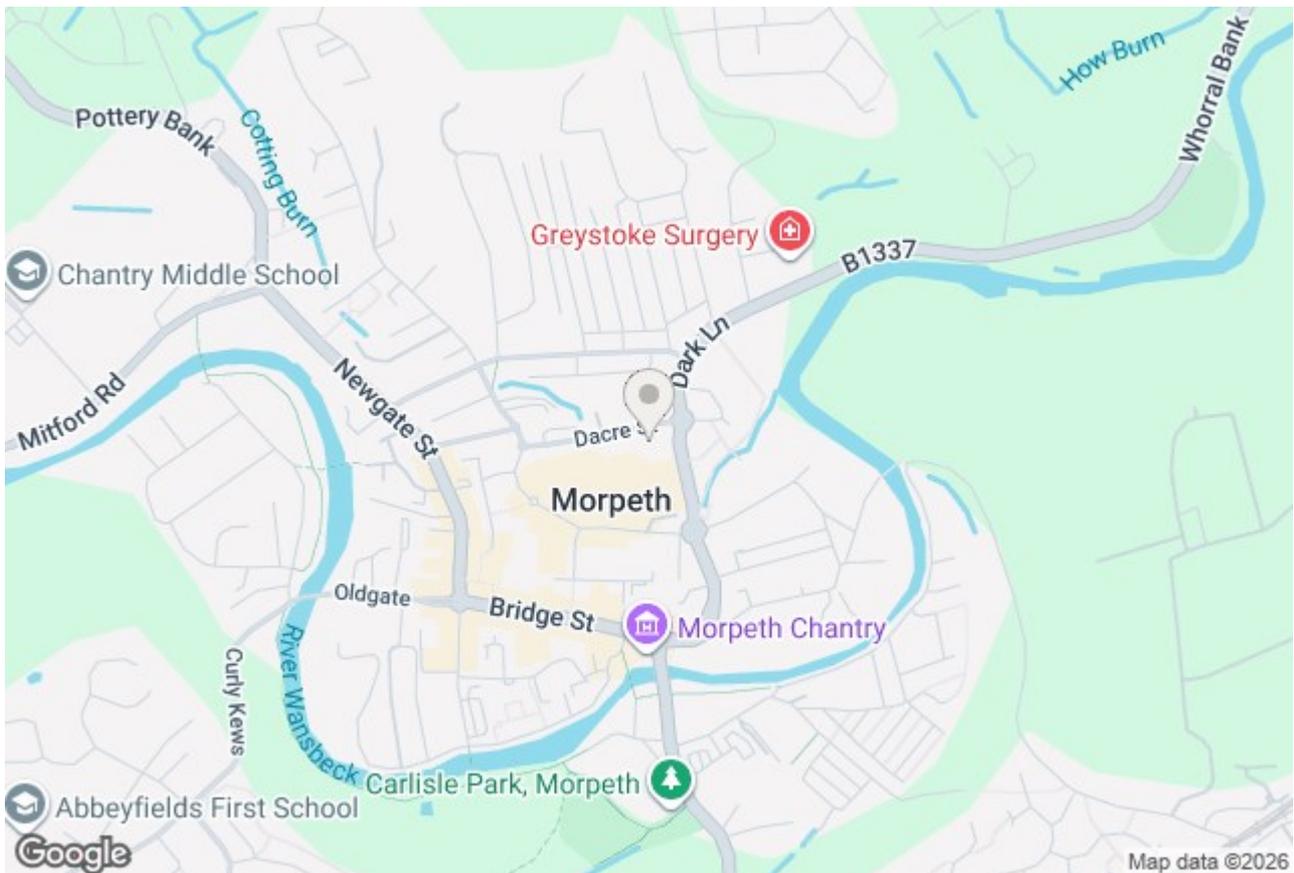
**Silvas Court, Dacre Street**

### 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>	<b>76</b>	<b>79</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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