

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

1 HAWTHORN COURT MORPETH NORTHUMBERLAND NE61 2LF



- Retirement Bungalow
- Communal Gardens & Resident Parking
- Close To Amenities
- Council Tax Band B

- Two Bedroom End Of Terrace
- Available With No Upper Chain
- EPC Rating D
- Freehold* (subject to service charge)

Offers Over £150,000

1 HAWTHORN COURT MORPETH NORTHUMBERLAND NE61 2LF

A two bedroom, retirement bungalow available with no further chain situated on Hawthorn Court, Kirkhill. The property is well placed for access to amenities within Kirkhill including a chemist, newsagents, further community shops and a bus service in to Morpeth Town Centre. The property is an end of terrace bungalow situated within the grounds of St Christophers House, a development of further retirement apartments and both are managed by Anchor. Available to those over 60, Hawthorn Court is an ideal choice for those wanting to live independently with the reassurance of having assistance if needed and has use of communal facilities at St Christophers House.

The accommodation has double glazing, electric storage heaters and briefly comprises of:- Entrance Hall, Lounge with enough room for a dining area, kitchen, main bedroom with fitted wardrobes, second bedroom and shower room/wc. Externally the property has residents only car parking and well maintained communal garden areas.

ENTRANCE HALL

Entrance door to front, electric storage heater, built in storage cupboard and access to the loft.

KITCHEN

9'10" x 7'9" (3 x 2.38)

To the front elevation, fitted with a range of wall and base units with roll top work surfaces and a 1.5 sink drainer unit with mixer tap along with plumbing for a washing machine and an electric cooker point. Double glazed window to front, electric storage heater.



LOUNGE

18'10" x 11'3" maximum measurements (5.76 x 3.45 maximum measurements)

A good size main reception room with space for a dining area if required. There is a double glazed window and external door to the rear, providing direct access to the garden area and an electric storage heater.



MAIN BEDROOM

11'3" x 8'11" excluding wardrobes (3.44 x 2.72 excluding wardrobes)

Double glazed window to rear, electric heater and sliding door fitted wardrobes.



1 HAWTHORN COURT MORPETH NORTHUMBERLAND NE61 2LF

BEDROOM TWO

8'3" x 10'0" (2.54 x 3.06)

Double glazed window to the front, electric heater.



SHOWER ROOM/WC

Fitted with an electric shower in cubicle, wc and wash hand basin. Double glazed window to side, tiling to walls and a heated towel rail.



EXTERNALLY

The property has an external storage cupboard to the right of the front door and access to the communal garden areas. The gardens are well maintained and wrap around the side and rear of the property providing a very useable space.



PARKING

The property has use of the residents only car park.

1 HAWTHORN COURT MORPETH NORTHUMBERLAND NE61 2LF

VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

19E23AOAO

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.

TENURE & COUNCIL TAX BAND

*We are advised that the tenure of the property is Freehold. However, as the property is within a managed development, it is subject to a management charge and restrictions, known as a Local Service Agreement.

Purchasers must ask their legal advisor to confirm the Tenure.

CHARGES & MAINTENANCE FEES

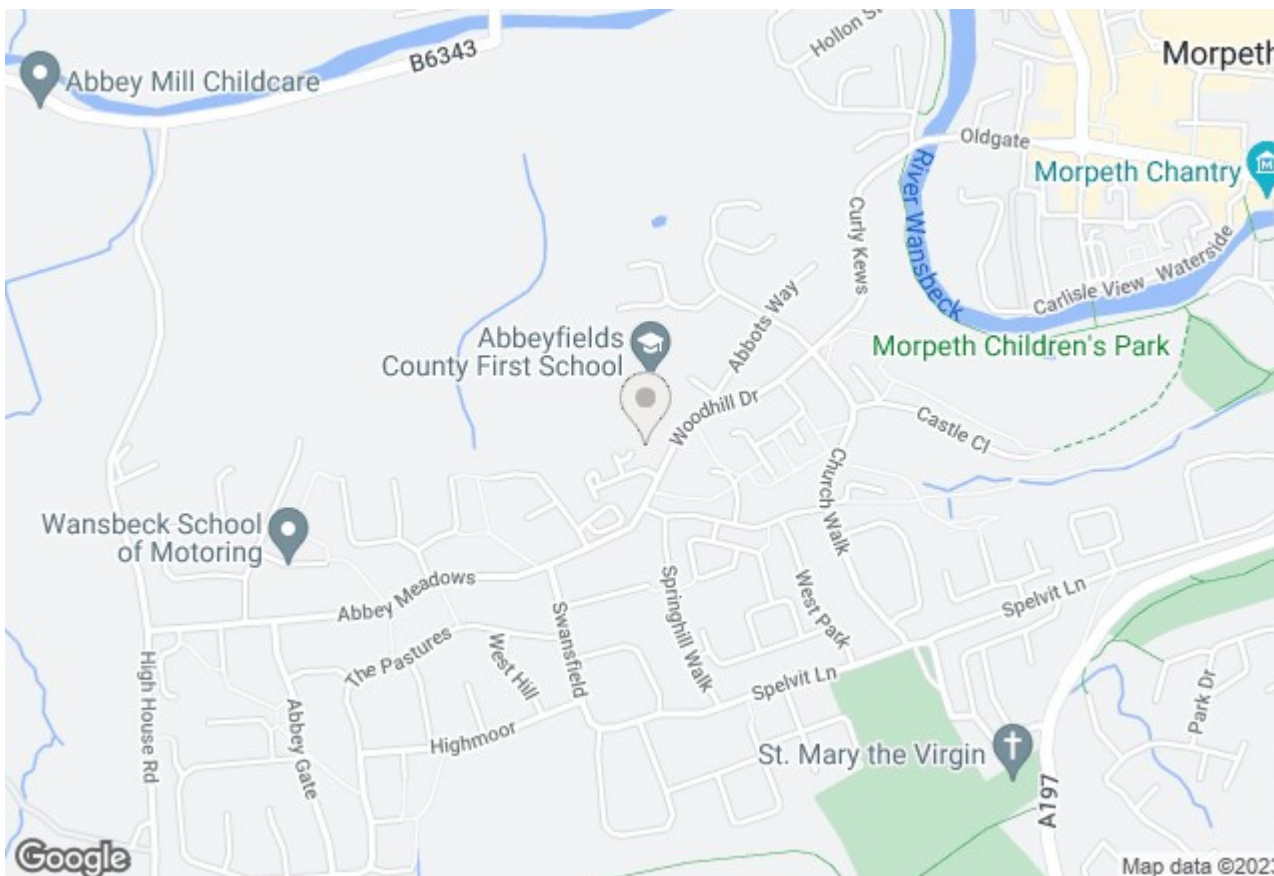
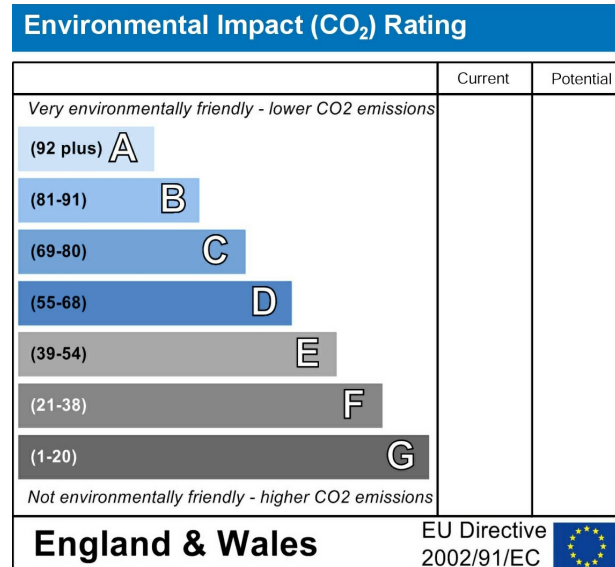
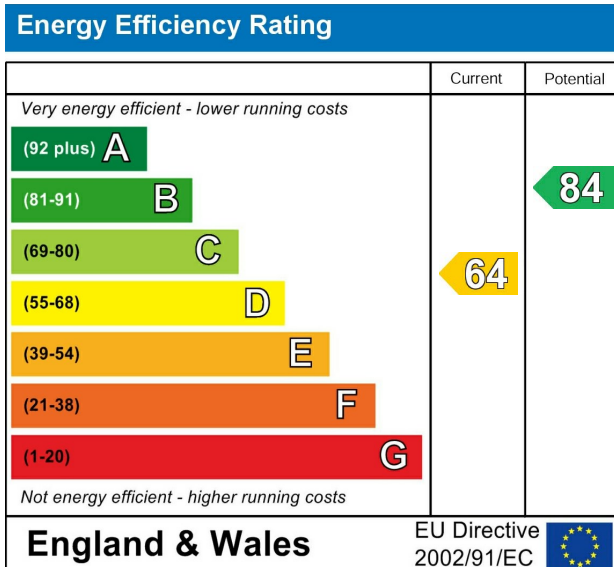
We await confirmation that the service charge from April 2023 will be £183.31 per month (£2084.28 per annum). This fee covers the maintenance of communal areas and external elements of the properties, along with the 24 hour pull cord activated assistance service.

SINKING FUND

A fee of 0.5% of the sale price multiplied by the number of years the property has been owned by the seller will be payable by the Seller on completion.

ELIGIBILITY

Purchasers must meet the current criteria, being able to live independently and aged 60 years old or over. The purchaser(s) will be interviewed by Anchor Hanover to assess their suitability.



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: ashington@rickard.uk.com
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: morpeth@rickard.uk.com
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com