

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**CHEVIOT COURT MORPETH NE61 2TP**



- One Bedroom Flat
- Garage
- Great Investment Opportunity
- Council Tax Band: A
- Services: Mains Electric, Water, Drainage & Sewerage

- First Floor
- No Upper Chain
- EPC: C
- Tenure: Leasehold

**Price £85,000**

# CHEVIOT COURT MORPETH NE61 2TP

Situated within the popular Stobhill Grange Estate in Morpeth, this delightful one-bedroom first floor apartment offers an excellent opportunity for first time buyers, investors, or those seeking a low-maintenance home within easy reach of the town centre.

Beautifully presented throughout, the property has been recently decorated and benefits from stylish new laminate flooring in the lounge and bedroom, creating a fresh and modern feel ready for immediate occupation. Offered with no upper chain, this home provides a straightforward purchase for prospective buyers.

The accommodation briefly comprises a welcoming entrance hallway leading to a bright and spacious lounge, a well-equipped fitted kitchen, a comfortable double bedroom, and a modern bathroom. Externally, the property benefits from a detached garage, communal parking, and attractive landscaped communal areas.

Cheviot Court is conveniently located for access to Morpeth town centre, which offers a fantastic range of independent shops, cafés, restaurants, supermarkets, leisure facilities, and excellent transport links, including the mainline railway station with direct services to Newcastle, Edinburgh, and beyond.

This charming apartment represents a fantastic opportunity to step onto the property ladder or secure a strong rental investment in a highly desirable Northumberland market town.

## ENTRANCE HALLWAY

A welcoming entrance hallway featuring tiled flooring, night storage heater, and a useful storage cupboard. Doors provide access to the lounge and bathroom.

## LOUNGE

*13'3" x 10'0" (4.04 x 3.06)*

A bright and spacious reception room with a large double glazed window to the side elevation, allowing plenty of natural light. Featuring new laminate flooring, night storage heater, and doors leading to the kitchen and bedroom.



## ADDITIONAL IMAGE



# CHEVIOT COURT MORPETH NE61 2TP

## KITCHEN

10'11" x 5'0" (3.34 x 1.54)

Fitted with a range of wall and base units, complemented by a sink and drainer unit with mixer tap. electric hob, cooker and extractor fan, with plumbing for a washing machine. Additional storage cupboard, tiled flooring, and a double glazed window to the front elevation.



## BEDROOM

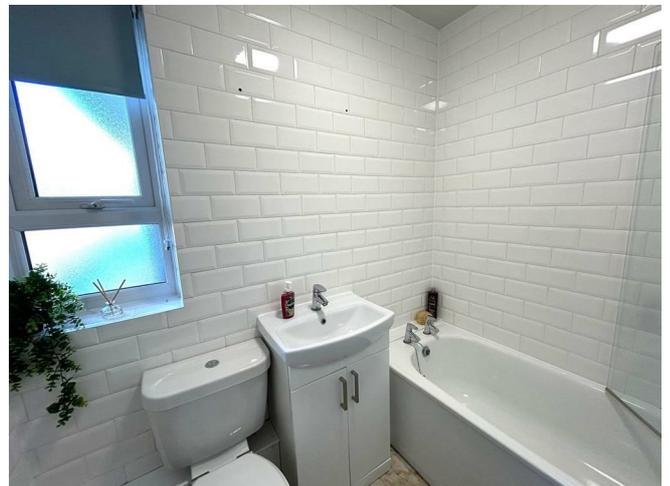
8'3" x 10'1" (2.53 x 3.08)

A comfortable double bedroom with double glazed window to the side elevation, night storage heater, and laminate flooring.



## BATHROOM

Well appointed bathroom comprising a panelled bath with shower over, wash hand basin set within a vanity unit, and low level W.C. Finished with tiled walls and floor, heated towel rail, and a double glazed window to the rear elevation.



## GARAGE

The property benefits from a detached garage located away from the apartment block, featuring an up and over door.

# CHEVIOT COURT MORPETH NE61 2TP

## EXTERNALLY

The development offers communal parking along with well maintained landscaped communal areas, providing pleasant surroundings for residents.



## 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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# CHEVIOT COURT MORPETH NE61 2TP

## MATERIAL INFORMATION

Verified Material Information

Property type: Flat

Property construction: Standard brick and block construction

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: None is installed.

Heating features: None

Parking: Communal, Off Street, and On Street

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: None

Coal mining area: Yes

Non-coal mining area: Yes

Loft access: Yes - insulated and unboarded, accessed by: Hatch in bedroom

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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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# CHEVIOT COURT MORPETH NE61 2TP

## TENURE & COUNCIL TAX BAND

Leasehold - Purchasers must ask their legal advisor to confirm the Tenure.

Title contains restrictions or restrictive covenants

Here is a summary but a property lawyer can advise further: - Charge consent restriction (registered 17 November 2023): No transfer, sale or new mortgage of the leasehold title can be registered without the written consent of National Westminster Bank PLC (the holder of the charge dated 17 November 2023). In plain terms: you cannot legally register a sale or create another mortgage on this title unless the bank whose mortgage is registered first signs a written consent allowing it. - Restrictive covenants (in the charges register) — these run until 1 March 2060 and are obligations affecting the land that the leaseholder must follow. Key points a buyer must note: - You must not erect extra buildings or structures on the site except with prior written approval of the landlord's architect; small garden huts/greenhouses up to 8ft x 5ft x 7ft at the rear boundary are allowed if not visible from the public road. - You must not make external alterations or any work affecting the stability of the building except with prior written approval of the landlord's architect. - The site must be used as a single private house for one family only; most trades, businesses, teaching of music, sale of alcohol, or keeping animals (other than household cats or dogs) are prohibited (some professional offices like doctors or solicitors may be allowed). - No act that is or may be a danger, nuisance or annoyance to the landlord, other occupiers or the public. - If local authorities require sight lines at road corners, nothing exceeding two feet in height may be placed in front of the sight line. These are "restrictive covenants" — promises about what you cannot do with the property. - Alienation/registration exception note (register entry): The register records that any rights or claims that arise from dealings made in breach of the lease's prohibitions against certain transfers may be excluded from the protection of registration. In simple terms: if someone carried out a transfer or other dealing in breach of the lease terms, that dealing might not be protected on the register and could have consequences for those dealing with the title.

Title contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- No specific rights or easements (for example a private right of way or a right to use common parts) are specifically described on the public register for this title. The register does say that the title "includes any legal easements granted by the registered lease but is subject to any rights that are granted or reserved by the said lease and affect the registered land." In plain English: the lease may grant or reserve rights (access, use of communal areas, etc.) but those rights are not detailed on the title summary — you must read the lease and the filed plan to see any actual rights or obligations affecting the flat.

Current Annual Service Charge: £1800.00

Annual Ground Rent: NA

Years Remaining on the lease: 107 years. Lease was 125 years from 2008.

Council Tax Band: A (Source gov.uk March 2026).

## BROADBAND, MOBILE & DATA

Mobile coverage - Source: Ofcom March 2026

Provider Coverage Details

EE Great

O2 Great

Three Great

Vodafone Great

Broadband - Source: Ofcom March 2026

The property has Ultrafast broadband available. The connection type is "FTTP (Fibre to the Premises)". These are the fastest estimated speeds predicted in this area provided by Ofcom. Actual service availability at a property or speeds received may be different.

Type Max download Max upload Available Details

Standard 12 Mb 1 Mb Good

Superfast 80 Mb 20 Mb Good

Ultrafast 2000 Mb 2000 Mb Good

# CHEVIOT COURT MORPETH NE61 2TP

## CONVEYANCING MADE EASY

We work closely with trusted conveyancer Richard Twyford of Taylor Rose, helping to ensure a smooth and efficient process from offer to completion. With clear communication between our teams, your sale or purchase can progress as quickly and seamlessly as possible.

Why not obtain a no-obligation conveyancing quote? Simply speak to a member of our team and we will be happy to arrange this for you.

You are under no obligation to use our recommended conveyancer and are free to instruct a solicitor or licensed conveyancer of your choice. We do not receive any referral fee for recommending Taylor Rose.

## 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.

## CONNECTED PERSONS DISCLAIMER

In accordance with the Estate Agents Act 1979 and the Provision of Information Regulations 1991, we are obliged to inform prospective purchasers that the seller of this property is a "connected person" as defined by the Act.

## 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

11C26AOAO

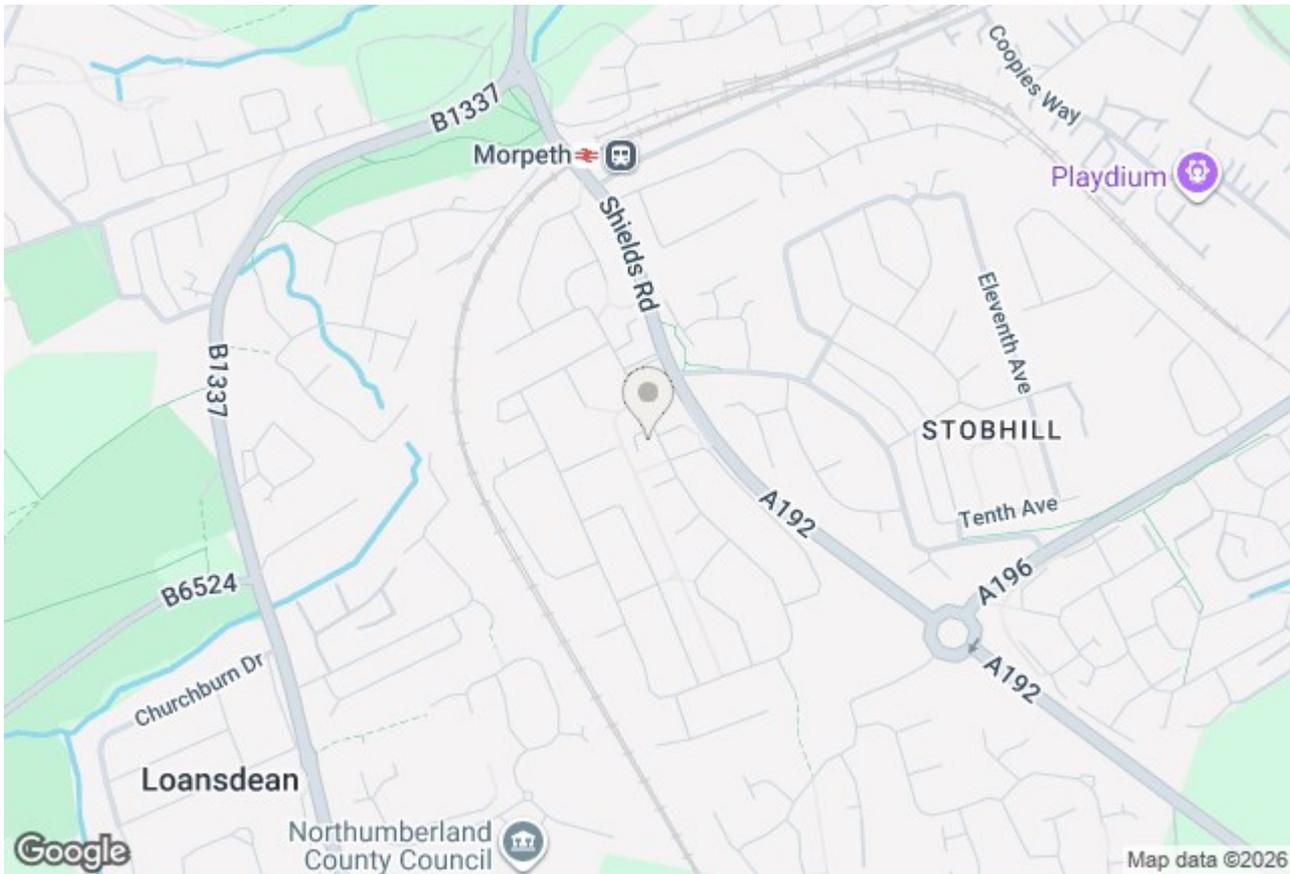
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(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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