

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

MATHESONS GARDENS MORPETH NORTHUMBERLAND NE61 1ET



- Ground Floor Retirement Apartment
- Private Terrace
- Town Centre Location
- Council Tax Band: C
- Services: Mains Gas, Electric, Water & Sewerage

- Two Bedrooms
- Beautiful Communal Gardens
- EPC Rating: C
- Tenure: Leasehold

Price £175,000

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A well presented two bedroom ground floor retirement apartment, situated within the highly regarded Mathesons Gardens development, just a short distance from Morpeth town centre. Offered for sale with no upper chain, the property provides comfortable and easily accessible accommodation ideally suited to retirement living.

The apartment briefly comprises: entrance hall, spacious lounge diner with French doors opening onto an enclosed outdoor terrace, perfect for enjoying fresh air and garden views, a kitchen, two bedrooms, and a shower room/WC. The layout offers practical, low-maintenance living with good natural light throughout.

Residents benefit from allocated residents only parking and beautifully maintained communal gardens, which provide an attractive and peaceful environment. Mathesons Gardens is superbly positioned within easy walking distance of Morpeth's bustling town centre, where there is an excellent selection of independent shops and High Street names, supermarkets, cafés, restaurants, healthcare services, leisure facilities, and good public transport links, ensuring day-to-day amenities are close at hand for convenient and enjoyable retirement living.

ENTRANCE HALL

Entrance door leading to the hallway, radiator.

LOUNGE DINER



LOUNGE

14'6" x 12'4" (4.42 x 3.77)

Measurement excludes recess but is taken into bay window.

A spacious reception room with double glazed window and French doors leading to an enclosed terrace. Electric fire with decorative surround, radiator and open plan to dining area.



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ENCLOSED TERRACE



ADDITIONAL IMAGE



DINING AREA

8'1" x 7'3" (2.47 x 2.21)

Double glazed window and radiator.



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KITCHEN

10'0" x 6'9" (3.04 x 2.07)

Fitted with wall and base units with roll top work surfaces, 1.5 sink drainer unit with mixer tap, plumbing for washing machine and space for for a cooker. Double glazed window overlooking the gardens, radiator and Worcester wall mounted gas combination boiler.



BEDROOM ONE

12'4" x 9'3" (3.76 x 2.82)

Measurement excludes fitted wardrobes but is taken into recess.

Double glazed window, radiator, built in sliding door wardrobes.



BEDROOM TWO

8'0" x 6'10" (2.44 x 2.09)

Double glazed window, radiator.



SHOWER ROOM/WC

7'5" x 6'10" (2.26 x 2.09)

Fitted with a w.c., wash basin and shower cubicle. Heated towel rail and extractor fan.

EXTERNALLY - TERRACE

The property has access to its own, enclosed and block paved terrace which is accessed from the lounge and looks over the communal gardens and woodland.

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COMMUNAL GARDENS

Well kept, mature communal gardens maintained by Anchor.



COMMUNAL GARDENS



TENURE & SERVICE CHARGE

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

We are advised the service charge is £2,712.00 per annum. The lease has 59 years remaining, having started in 1986 with a lease of 99 years.

SINKING FUND

A sinking fund has been set up to deal with large scale repairs and renewals on the estate. The sinking fund is collected from the outgoing Leaseholder on resale. The contribution payable is 1% of the purchase price paid multiplied by the number of years of ownership from the date of purchase to the last full month prior to completion of the resale.

AGE REQUIREMENT

Anchor have advised us that each purchaser must be aged 60 years of age or over.

APPROVAL OF THE BUYER

The purchaser(s) will be interviewed by Anchor to assess their suitability. It is a requirement of the Lease that all purchasers are approved by Anchor and this should be obtained before the sale can proceed.



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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.

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.

Electricity Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating - Mains Gas

Broadband and Mobile - O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent. The property has Ultrafast broadband available.

The connection type is "FTTP (Fibre to the Premises)".

(Ofcom Broadband & Mobile Checker Feb 2026).

Flood Risk - Rivers & Sea - High . Surface Water - Very Low

What the flood risk ratings mean

High - More than 3.3% chance of a flood each year

Medium - Between 1% and 3.3% chance of a flood each year

Low - Between 0.1% and 1% chance of a flood each year

Very low - Less than 0.1% chance of a flood each year

Planning Permission - None Identified

Coalfield & Mining Areas - Yes

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

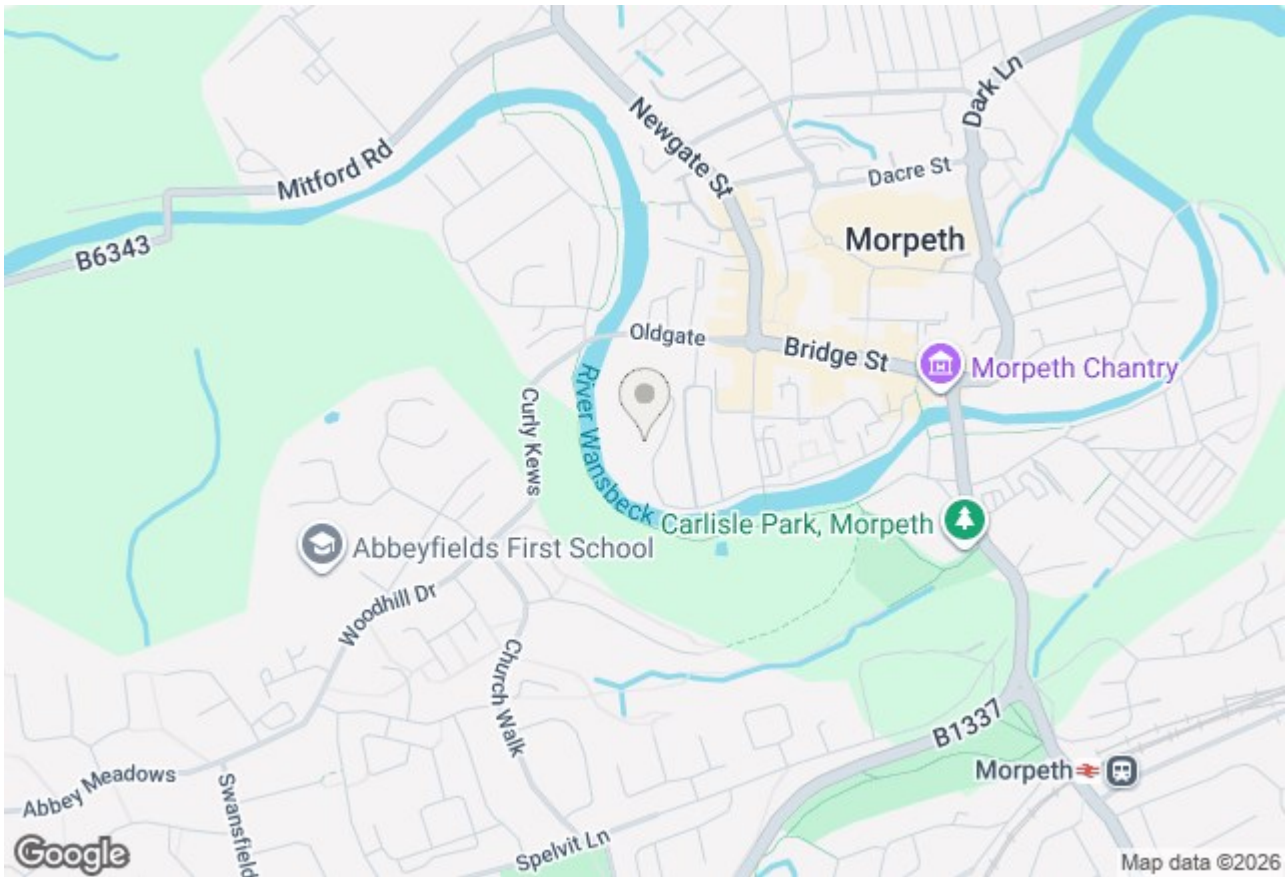
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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