

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

WELLWAY COURT MORPETH NE61 1BW



- Two Bedroom Apartment
- Ensuite To Master
- Town Centre Location
- Tenure: Leasehold
- Services: Mains Electric, Water, Drainage, Sewerage

- Second Floor
- Allocated Parking
- EPC: C
- Council Tax Band: D

Price £175,000

WELLWAY COURT MORPETH NE61 1BW

A spacious two bedroom second floor apartment located within Wellway Court in Morpeth Town Centre. The property benefits from double glazing and briefly comprises: communal entrance with stair access to the second floor, entrance hall with storage cupboards, lounge, kitchen diner, master bedroom with ensuite, second bedroom and bathroom/WC. Externally there is an allocated parking space.

Ideally situated within Morpeth town centre, the property is close to a wide range of amenities including shops, cafés, restaurants and the popular Sanderson Arcade, as well as the scenic Carlisle Park. The town also offers excellent transport links with rail services from Morpeth railway station on the East Coast Main Line and convenient access to the A1 road, providing routes across the region.

COMMUNAL ENTRANCE

Steps up to communal entrance door with intercom entry, leads to a communal hallway with stairs to the second (top) floor. There is no lift in this development.

ENTRANCE HALL

An entrance door leads to the hallway with radiator and built in storage cupboards.

Access to the loft which is partially boarded for additional storage and accessed with a pull down ladder.

LOUNGE

16'6" x 13'8" (5.04 x 4.17)

Double glazed windows, 2 x radiators and electric fire in decorative surround.



ADDITIONAL IMAGE



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KITCHEN DINER

13'5" x 12'0" (4.1 x 3.66)

Fitted with a range of wall and base units with roll top work surfaces, sink drainer unit and mixer tap with integrated fridge freezer, dishwasher, oven, hob and extractor hood. Double glazed windows, radiator.



BEDROOM ONE

12'11" x 10'10" (3.94 x 3.31)

Measurements are approximate and do not include wardrobes or access to ensuite.

Double glazed window, radiator and fitted wardrobes and storage.



ENSUITE

Fitted with a wc, wash hand basin and electric shower in cubicle. Tiling to walls, radiator and extractor fan.

BEDROOM TWO

10'3" x 8'9" (3.14 x 2.68)

Measurement includes fitted wardrobes.

Double glazed window, radiator, fitted wardrobes and storage.



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BATHROOM/WC.

Fitted with a wc, wash hand basin and panelled bath. Tiled walls, tiled floor and radiator.



EXTERNALLY

Allocated parking space within residents only car park. Visitor parking is also available.

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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MATERIAL INFORMATION

Verified Material Information March 2026.

Property type: Flat

Property construction: Standard brick and block construction

Number and types of room: 2 bedrooms, 2 bathrooms

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: None is installed.

Heating features: Double glazing

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: 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: No

Loft access: Yes - insulated and boarded, accessed by: A hatch in the hall with a pull down ladder.

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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

Leasehold - 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.

Title contains restrictions or restrictive covenants

Here is a summary but a property lawyer can advise further: - No transfer or other dealing of the registered estate may be registered without a written consent signed by the proprietor of the Charge dated 24 July 2006 in favour of Aviva Equity Release UK Limited. Plain English: you cannot complete and register a sale, transfer or similar dealing affecting the title until Aviva (the charge holder) gives written consent. 'Disposition' means any change in ownership or grant of rights over the property (for example a sale or sale with a mortgage). - No transfer (other than registering a charge) of the registered estate may be registered without a written consent signed by Mark Lindsay Buckland of 51 Stannington Road, Morpeth, NE61 6NH or his conveyancer. Plain English: for most dealings other than creating a new charge (mortgage), Mark Lindsay Buckland must give written consent to register the deal; his consent is required in addition to any lender's consent. - Lease restrictions on dealings: the lease contains prohibitions or restrictions on dealings (for example on assignment, subletting or other transfers) and any dealing done in breach of those lease restrictions will be excluded from the effect of registration. Plain English: the lease itself imposes rules about selling or letting the flat; if you break those lease rules the transaction may not be protected on the title and the landlord could have remedies. You should read the lease to see exactly what is prohibited or controlled.

We have been advised the current annual service charge for 2026/2027 is £1668.35 per year.

We have been advised that no ground rent is payable.

We have been advised that there are approximately 972 years remaining on the lease, which was a 999 year lease from 1991.

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

BROADBAND, MOBILE & DATA

Broadband Source: Ofcom March 2026.

The property has Superfast broadband available. The connection type is "FTTC (Fibre to the Cabinet)". 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 | 19 Mb | 1 Mb | YES | |
| Superfast | 80 Mb | 20 Mb | YES | |
| Ultrafast | Unavailable | Unavailable | NO | |

Mobile coverage Source: Ofcom March 2026.

Provider Coverage Details

EE Great
O2 Great
Three Great
Vodafone Great

JAPANESE KNOTWEED

Japanese Knotweed is known to be present within the wider development. A specialist treatment and management plan is currently in place to control and prevent further spread, and this is being actively monitored. Whilst Japanese Knotweed can pose risks if left unmanaged, appropriate remediation measures are widely recognised and, when implemented correctly, are effective in mitigating potential issues. Buyers are advised to make their own enquiries and seek professional advice if required.

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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.

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.

FLOOR PLAN

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

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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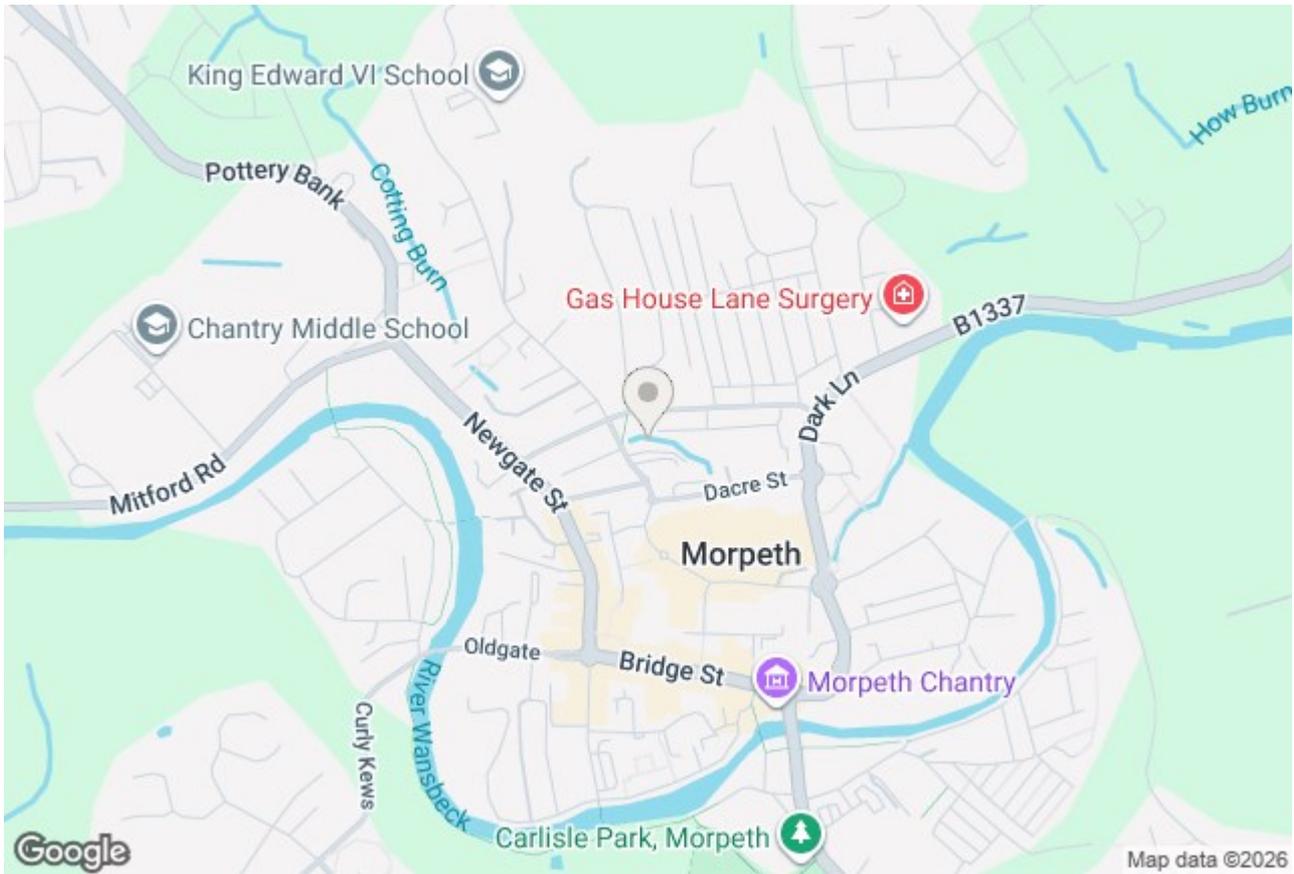
Energy Efficiency Rating

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

71 77

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |



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