

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**OLYMPIA GARDENS MORPETH NE61 1JQ**



- First Floor Flat
- 1/2 Reception Rooms
- Town Centre Location
- Council Tax Band B
- Tenure - Leashold 958 yrs remaining
- 2/3 Bedrooms
- Available With No Upper Chain
- EPC D
- Mains Gas, Electric, Water & Drainage

**Price £150,000**

# OLYMPIA GARDENS MORPETH NE61 1JQ

A generously proportioned first floor flat, situated on Olympia Gardens in the heart of Morpeth town centre. Offered for sale with the advantage of no onward chain, the property provides flexible accommodation that can be arranged as either two bedrooms and two reception rooms, or three bedrooms and one reception room, depending on individual requirements.

The accommodation comprises an entrance hall with stairs to the first floor, landing, lounge, kitchen, bathroom/WC, rear lobby with stairs to the ground floor, a large double bedroom or second reception room, and two further bedrooms. Externally, the property benefits from a small front garden.

Of excellent overall size, the flat is well suited to a wide range of purchasers, including first time buyers, investors/landlords, and those looking to downsize into the town centre, thanks to its generous accommodation and convenient location.

The property enjoys a highly convenient position within Morpeth, with easy access to a wide range of amenities, including independent shops, cafes, restaurants, supermarkets, leisure facilities, and well-regarded schools. Morpeth railway station and excellent road links are also close by, making the property ideal for commuters as well as those seeking a central yet accessible location.

## ENTRANCE HALL

Entrance door to the front leading to a hallway with stairs to the first floor.

## FIRST FLOOR LANDING

Access to the loft.



## LOUNGE

14'3" max x 12'9" max (4.36 max x 3.89 max )

Double glazed window to the rear, radiator, built in storage cupboard.



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## KITCHEN

10'9" x 7'8" (3.28 x 2.36 )

Accessed from the lounge, fitted with a range of wall and base units with roll top work surfaces, sink drainer unit with mixer tap and an integrated oven, hob and extractor hood. double glazed window to the side and a radiator.



## ADDITIONAL IMAGE



## REAR LOBBY

Stairs providing access to the ground floor with an external door to the rear yard.

## BATHROOM/WC

Fitted with a wc, wash hand basin and panelled bath with mains shower over. Double glazed window to side and a radiator.



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## BEDROOM ONE

12'11" x 12'9" max (3.94 x 3.89 max )

A large double bedroom that could also be used as a second reception room if required. Double glazed window to front and a radiator.



## BEDROOM TWO

8'10" x 9'3" (2.71 x 2.84 )

to the rear elevation with a double glazed window and radiator.



## BEDROOM THREE

8'10" x 9'3" (2.71 x 2.84 )

Double glazed window to front and a radiator.



# OLYMPIA GARDENS MORPETH NE61 1JQ

## EXTERNALLY

The front of the property has a small garden area and at the rear there is access to the rear yard, belonging to the ground floor but can be used for access and bin storage.



## FLOOR PLAN

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

## 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.

## 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.

# OLYMPIA GARDENS MORPETH NE61 1JQ

## 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.

Verified Material Information

Council Tax band: B

Tenure: Leasehold

Lease length: 957 years remaining (999 years from 1984)

Property type: Flat

Property construction: Standard brick and block construction

Energy Performance rating: D

Number and types of room: 2 bedrooms, 1 bathroom, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed. The system was installed at an unknown date.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Good, Three - Good, EE - Great

Parking: 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: No

Loft access: Yes - insulated and boarded, accessed by: Ramsay ladder through ceiling hatch

Specialist issues:

Subsidence or structural fault: Roof joist required a structural engineer's advice on how to repair a split. The repair was completed 03/07/2024 to the engineer's specifications.

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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

We have been advised that the property is Leasehold.

Ground Rent & Service Charge - non payable. Purchasers must ask their legal advisor to confirm this.

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.

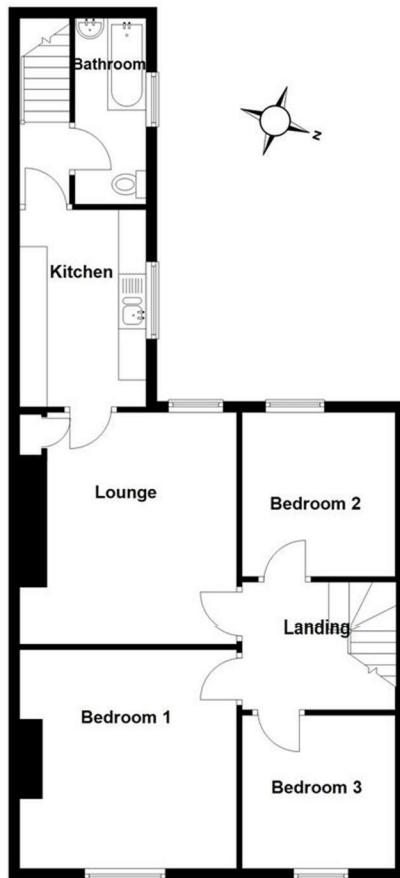
## VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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# OLYMPIA GARDENS MORPETH NE61 1JQ

First Floor

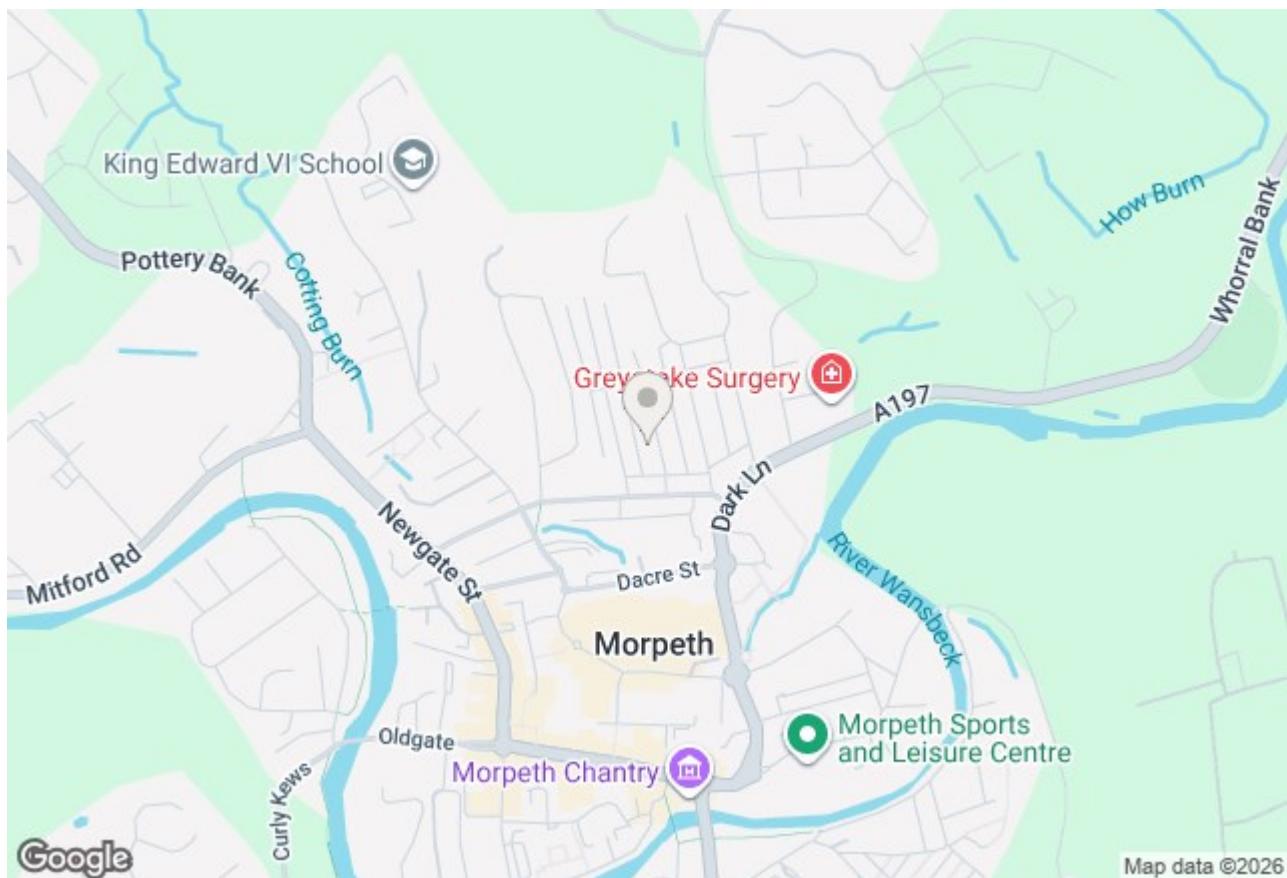


## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	66
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> 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 CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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