

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

30 SILVAS COURT DACRE STREET MORPETH NE61 1HQ



GENERAL VIEW OF FRONT OF BUILDING



- One Bedroom Apartment
- Retirement Development
- No Further Chain

- Lift Access
- Town Centre Location
- Energy Rating B

Price £92,000

30 SILVAS COURT DACRE STREET MORPETH NE61 1HQ

A one bedroom, first floor apartment situated within Silvas Court, a McCarthy & Stone retirement apartment within central Morpeth. The development is within close proximity of all town centre amenities and the complex itself has the benefit of lift access to all floors, a guest suite for staying relatives, a communal lounge area and is warden assisted. The accommodation is available with no further chain and briefly comprises: entrance hall, lounge, kitchen, double bedroom with fitted wardrobes and a shower room/w.c. Externally the development has communal gardens and a residents only car park.

ACCOMMODATION

ENTRANCE HALL

Entrance door. Large walk-in cupboard. Fitted storage cupboard.

LOUNGE

10'7" x 19'6" (3.25 x 5.96)

Double glazed window. Electric heater. Electric fire in decorative surround.



KITCHEN

Fitted with a range of wall and base units with roll top work surfaces. Sink drainer unit with mixer tap. Integrated oven and hob. Double glazed window.



BEDROOM

9'2" x 13'1"/49'2" exc. mirrored robes (2.8 x 4/15 exc. mirrored robes)

Double glazed window. Electric heater. Fitted wardrobes and drawer units.



30 SILVAS COURT DACRE STREET MORPETH NE61 1HQ

BEDROOM



SHOWER ROOM

Low level w.c. Wash hand basin in vanity unit. Electric shower in cubicle. Extractor fan.



RESIDENTS LOUNGE WITHIN DEVELOPMENT



GUEST BEDROOM WITHIN DEVELOPMENT



30 SILVAS COURT DACRE STREET MORPETH NE61 1HQ

EXTERNALLY

Externally there are well tended communal gardens and a resident only car park.

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.

VIEWING ADVICE

Advice For Buyers/Viewers - If anyone in the household has or develops symptoms or is self isolating then viewings should not go ahead. Please inform us as soon as possible if this is the case. • Social distancing of at least 2 metres is adhered to at all times. • Viewers will be required to have their own hand sanitiser which is to be applied before, during if necessary and after the viewing. Other PPE such as masks and shoe covers must be worn and a seller may request this as a condition of the viewing. • Only members of one household are permitted to view a property at any one time. It is recommended that this should be no more than 2 adults.

VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

10/H/2021

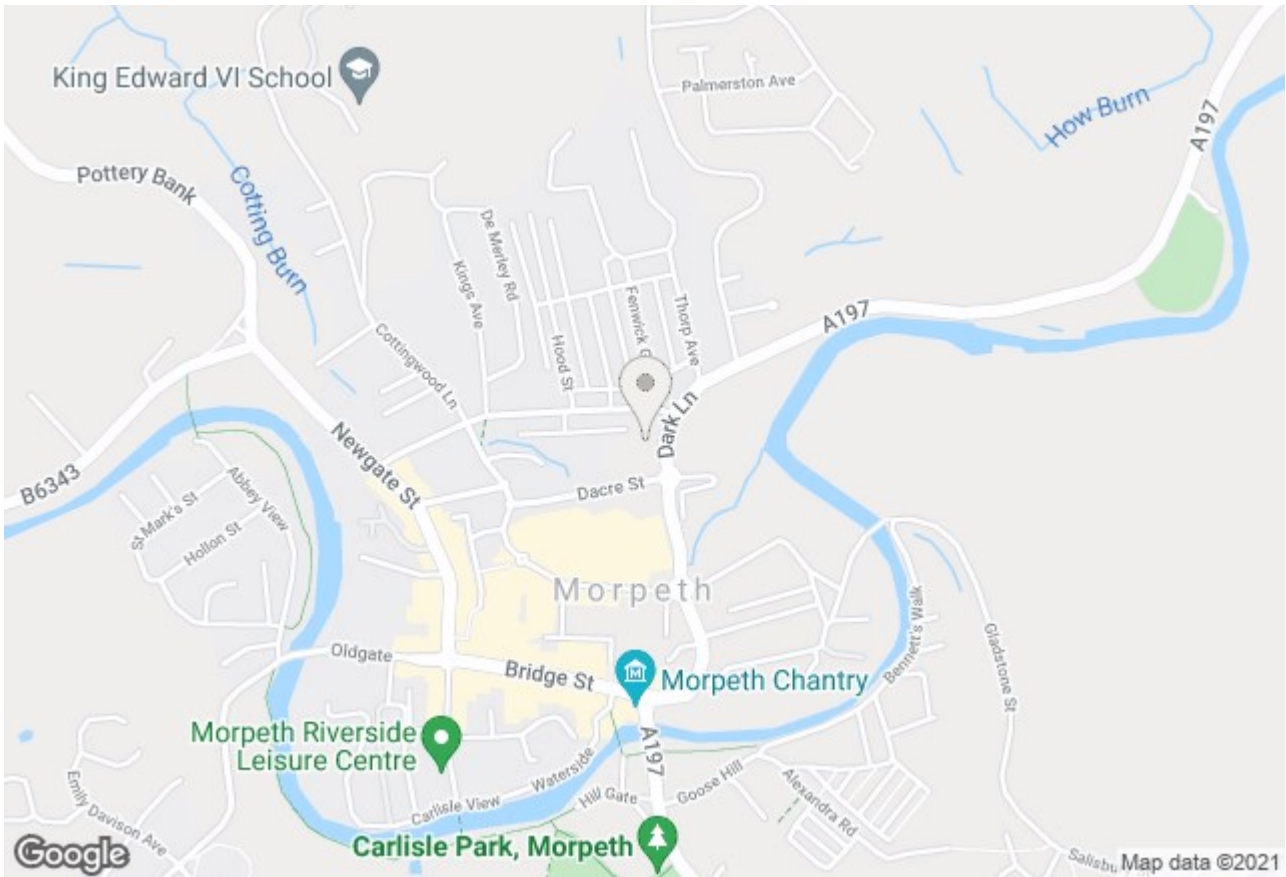
Energy Efficiency Rating

	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	

84 **85**

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	



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