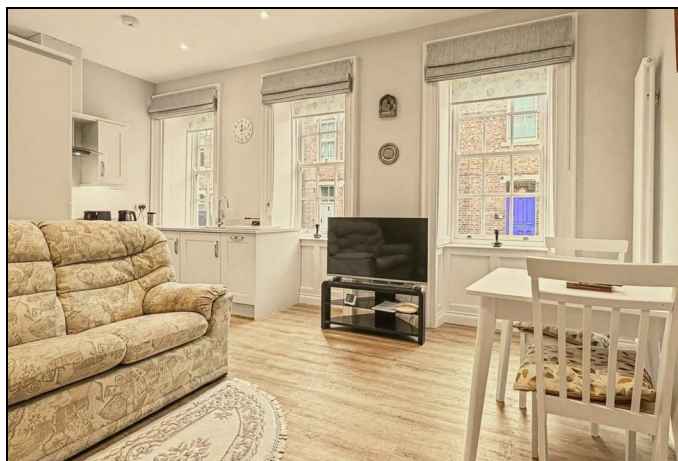


NORTHUMBERLAND GARDENS MORPETH NE61 1ER



- Ground Floor Apartment
- Open Plan Living Area
- Allocated Off Street Parking
- Tenure: Leasehold (995 years)
- Services: Mains Electric, Water, Drainage & Sewerage

- Town Centre Location
- Double Bedroom With Wardrobes
- EPC Rating: C
- Council Tax Band: D
- Floorplan & Virtual Tour Available

Price £200,000

NORTHUMBERLAND GARDENS MORPETH NE61 1ER

Situated in the heart of Morpeth town centre, this beautifully presented one bedroom ground floor apartment forms part of The Old Registry, a contemporary collection of apartments offering stylish, low maintenance living in a highly convenient location.

Accessed via a well maintained communal entrance hallway, the apartment opens into a welcoming entrance hall with a useful storage cupboard. The accommodation centres around a spacious open-plan living area, providing comfortable space for both relaxing and dining, alongside a well-appointed kitchen featuring a range of integrated appliances.

The generous double bedroom benefits from fitted wardrobes, providing excellent storage, while a modern shower room/WC completes the accommodation.

Externally, residents enjoy access to attractive, well maintained communal gardens, together with the added convenience of a designated parking space.

The Old Registry enjoys an enviable position within easy reach of Morpeth's excellent selection of amenities. The bustling town centre offers a wonderful mix of independent boutiques, high street retailers, cafés, restaurants and traditional pubs, alongside supermarkets and everyday services. The popular Sanderson Arcade provides an attractive shopping destination, while Carlisle Park offers picturesque riverside walks and beautifully maintained green spaces.

For commuters, Morpeth railway station provides convenient connections to Newcastle, Edinburgh and beyond, while the nearby A1 offers excellent road links throughout the region.

Combining contemporary accommodation with a central location and the added benefit of designated parking, this attractive apartment offers an ideal opportunity for those looking to downsize and enjoy a more manageable, low-maintenance home, with Morpeth's excellent amenities right on the doorstep.

COMMUNAL HALL

Secure entrance door providing access to the communal hallway and accommodation.



ENTRANCE HALL

Built in storage cupboard, vertical radiator.

OPEN PLAN LIVING

A beautifully proportioned open plan living space, thoughtfully arranged to provide a comfortable lounge area with a contemporary vertical radiator, flowing seamlessly into a dining area and onwards to the well-appointed kitchen. Three impressive sash windows allow an abundance of natural light to fill the room, each complemented by remote-controlled blinds for added comfort and convenience.



NORTHUMBERLAND GARDENS MORPETH NE61 1ER

ADDITIONAL IMAGE



KITCHEN

The stylish, well-appointed kitchen is fitted with a comprehensive range of wall and base units, complemented by elegant quartz work surfaces incorporating a one-and-a-half bowl sink and drainer with mixer tap. An excellent selection of integrated appliances includes a hob with extractor hood above, oven, microwave, fridge freezer, dishwasher and washing machine, creating a sleek and practical space for everyday living.



BEDROOM

A well-proportioned double bedroom featuring an impressive sash window allowing plenty of natural light, complemented by fitted wardrobes providing excellent storage and a radiator.



NORTHUMBERLAND GARDENS MORPETH NE61 1ER

ADDITIONAL IMAGE

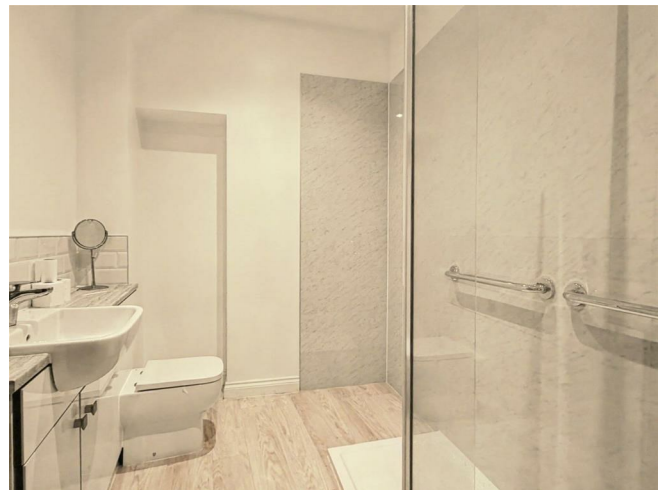


SHOWER ROOM/WC

A tasteful shower room featuring a walk-in shower with mains-fed shower fittings, together with a wash hand basin and WC set within a contemporary vanity unit. Further features include a heated towel rail and extractor fan.



ADDITIONAL IMAGE



NORTHUMBERLAND GARDENS MORPETH NE61 1ER

EXTERNALLY

The property benefits from access to attractive, well-maintained communal areas, providing a pleasant outdoor setting for residents to enjoy, together with the convenience of an external storage area. There is also the added benefit of private pedestrian access for residents directly onto Newgate Street, placing Morpeth's excellent range of shops, cafés and amenities within easy reach.



PARKING

The property benefits from a designated parking bay, together with a number of allocated visitor parking spaces available within the development, providing additional convenience for visiting family and friends.

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.

NORTHUMBERLAND GARDENS MORPETH NE61 1ER

MATERIAL INFORMATION

Property Information

Important information about this property

Property & ownership

Tenure Leasehold

Council tax Band D

EPC Rating: C

Management company Brannen (details to be confirmed)

Service charge : Approx £2039.47 per annum

Parking Allocated space in communal car park

Utilities & connectivity

Heating - Central heating – Electric

Electricity - Mains

Water & drainage Mains

Broadband - FTTP ~(ofcom)

Mobile coverage - good (ofcom)

Construction & accessibility

Property type Apartment

Construction Traditional

Accessibility Details to be confirmed

Additional information

Details of any material flood or environmental risks, building safety concerns, restrictions, rights of way, easements or relevant planning matters will be disclosed here where applicable.

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.

SALE SUBJECT TO PROBATE

The sale of this property is subject to a grant of probate. Please seek an update from the branch with regards to the potential time frames involved.

TENURE & CHARGES

Leasehold.

995 years from 2022

The current annual service charge is approx £2039.47 per annum

There is no separate ground rent payable

NORTHUMBERLAND GARDENS MORPETH NE61 1ER

FINANCIAL ADVICE

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.

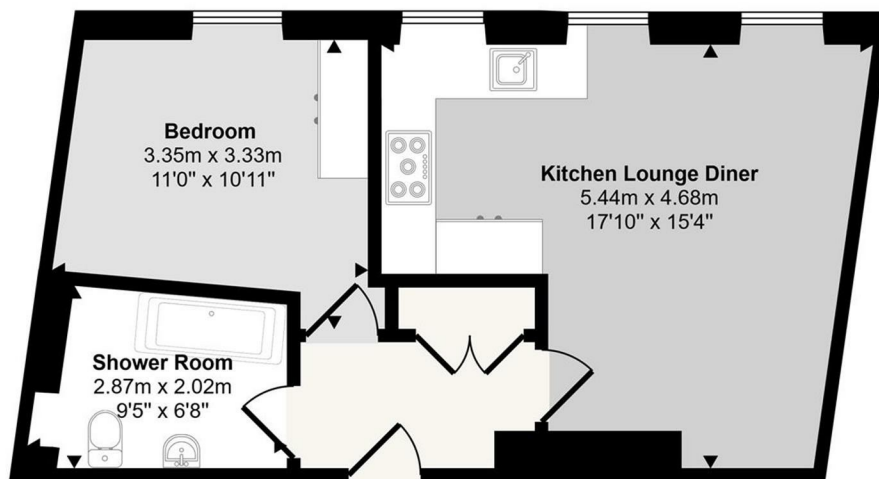
McKenzie Financial Services LTD will pay Rickard 1936 Ltd a referral fee upon the successful completion of any mortgage application.

VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

20J26AOAO

Approx Gross Internal Area
43 sq m / 465 sq ft

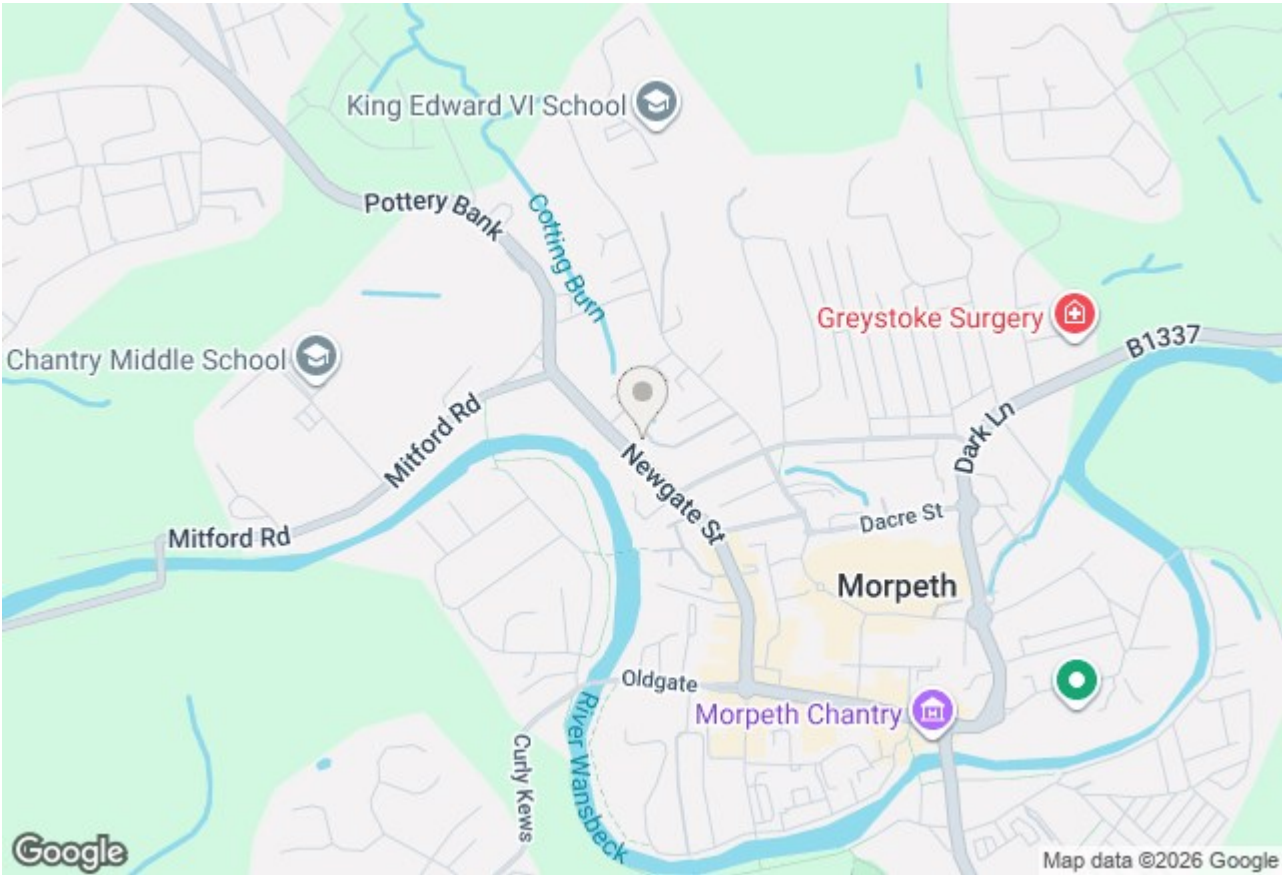


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



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