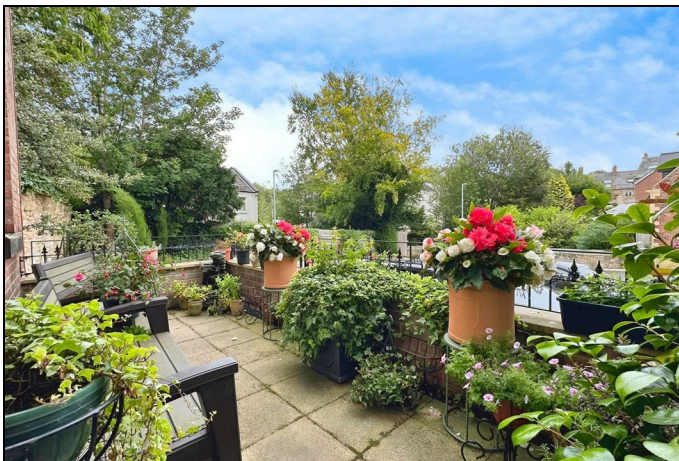


THE OLD REGISTRY NORTHUMBERLAND GARDENS MORPETH NE61 1ER



- Ground Floor Apartment
- Outdoor Terrace
- Town Centre Location
- Tenure: Leasehold 995 years remaining
- Services: Mains Electric, Water, Drainage & Sewerage

- Two Bedrooms
- Private Parking
- EPC: C
- Council Tax Band: D

Price £220,000

THE OLD REGISTRY NORTHUMBERLAND GARDENS MORPETH NE61 1ER

We are delighted to present this beautiful two-bedroom ground floor apartment, ideally located within Northumberland Gardens, part of the prestigious Old Registry development in central Morpeth. Offering a wonderful balance of character and contemporary design, this charming home is filled with natural light and has been finished to a high standard throughout.

The accommodation briefly comprises: an entrance leading to an open-plan lounge and kitchen. The kitchen is both stylish and practical, featuring a range of integrated appliances, carefully planned storage solutions, and sleek quartz worktops with matching splashbacks. The lounge area is enhanced by stunning feature windows and provides direct access to the private terrace, creating the perfect setting for relaxing.

There are two bedrooms, both benefitting from fitted wardrobes. The main bedroom enjoys the added luxury of en-suite access to the shower room/WC, providing both comfort and convenience.

Externally, this superb home offers a private terrace with a power point and external tap, a rare feature for an apartment in such a central location, as well as an allocated parking bay.

Northumberland Gardens is enviably positioned in the heart of Morpeth, one of Northumberland's most sought-after market towns. Residents can enjoy a vibrant mix of independent boutiques, high street shops, and the elegant Sanderson Arcade, alongside a wide selection of cafés, bars, and restaurants. For those who love the outdoors, the town offers picturesque riverside walks and the much-loved Carlisle Park.

Morpeth also benefits from excellent transport links, with regular rail services to Newcastle, Edinburgh, and beyond, as well as easy access to the A1 for road travel. The area is further complemented by a choice of highly regarded schools, making it a desirable location for a variety of buyers.

FRONT EXTERNAL

ADDITIONAL IMAGE

LOUNGE

11'1" x 18'2" (3.38 x 5.56)



KITCHEN

8'9" x 9'8" (2.67 x 2.96)



THE OLD REGISTRY NORTHUMBERLAND GARDENS MORPETH NE61 1ER

OPEN PLAN



ADDITIONAL IMAGE



MASTER BEDROOM 9'4" x 9'10" (2.86 x 3.00)



THE OLD REGISTRY NORTHUMBERLAND GARDENS MORPETH NE61 1ER

ADDITIONAL IMAGE



BEDROOM TWO

8'9" x 6'2" (2.67 x 1.90)



FAMILY BATHROOM



THE OLD REGISTRY NORTHUMBERLAND GARDENS MORPETH NE61 1ER

PRIVATE TERRACE



ADDITIONAL IMAGE



VIEW FROM TERRACE



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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.

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MATERIAL INFORMATION

Verified Material Information by Moverly August 2025.

Property type: Flat

Property construction: Standard undefined construction

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Electricity-powered central heating is installed.

Heating features: Double glazing

Parking: Allocated

Building safety issues: No

Restrictions - Listed Building: Grade 2

Restrictions - Conservation Area: No - TBC.

Restrictions - Tree Preservation Orders: Yes

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: Level access and Level access shower

Coal mining area: Yes

Non-coal mining area: No

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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.

THE OLD REGISTRY NORTHUMBERLAND GARDENS MORPETH NE61 1ER

TENURE & COUNCIL TAX BAND

Council Tax band: D

Tenure: Leasehold

Lease length: 995 years remaining (998 years from 2022)

Ground Rent: Nil

Service Charge: Is currently £2039.47 (1x£559.47 - April 26, 8x£185.00 til Dec 2026)

Lease Party 1: Northumberland Limited

Lease Party 2: Vendor

Lease Party 3: Northumberland Gardens (Morpeth) Management Company Limited

Please Note: A previous sale of this property fell through due to historic issues with the existing management company. A new management company, under the guidance of a newly appointed director, is currently being established to address these matters. Prospective purchasers are advised that the new management structure is intended to provide improved governance and oversight going forward.

All information correct at date and time supplied - August 2025. 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.

MOBILE SIGNAL DATA & BROADBAND

Broadband Available:

Broadband type Average download speed Availability

ADSL Under 24Mbps 100%

Superfast 24-100Mbps 100%

Ultrafast 100-999Mbps 0%

Gigabit 1000Mbps 0%

Mobile Available:

Mobile & Data - Yes - Based on customers' experience in the NE61 area, this shows the chance of being able to stream video, make a video call, or quickly download a web page with images to your phone when you have coverage. It's the likelihood of you being able to get this performance within your postal district depending on the network you are using. Performance scores should be considered as a guide since there can be local variations.

Likely - O2 85%, EE 81%, Vodafone 69%, Three 66%

Ofcom Broadband & Mobile Checker August 2025. The Seller has had correspondence to advise that full fibre broadband is now available to be installed.

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.

FLOOR PLAN

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

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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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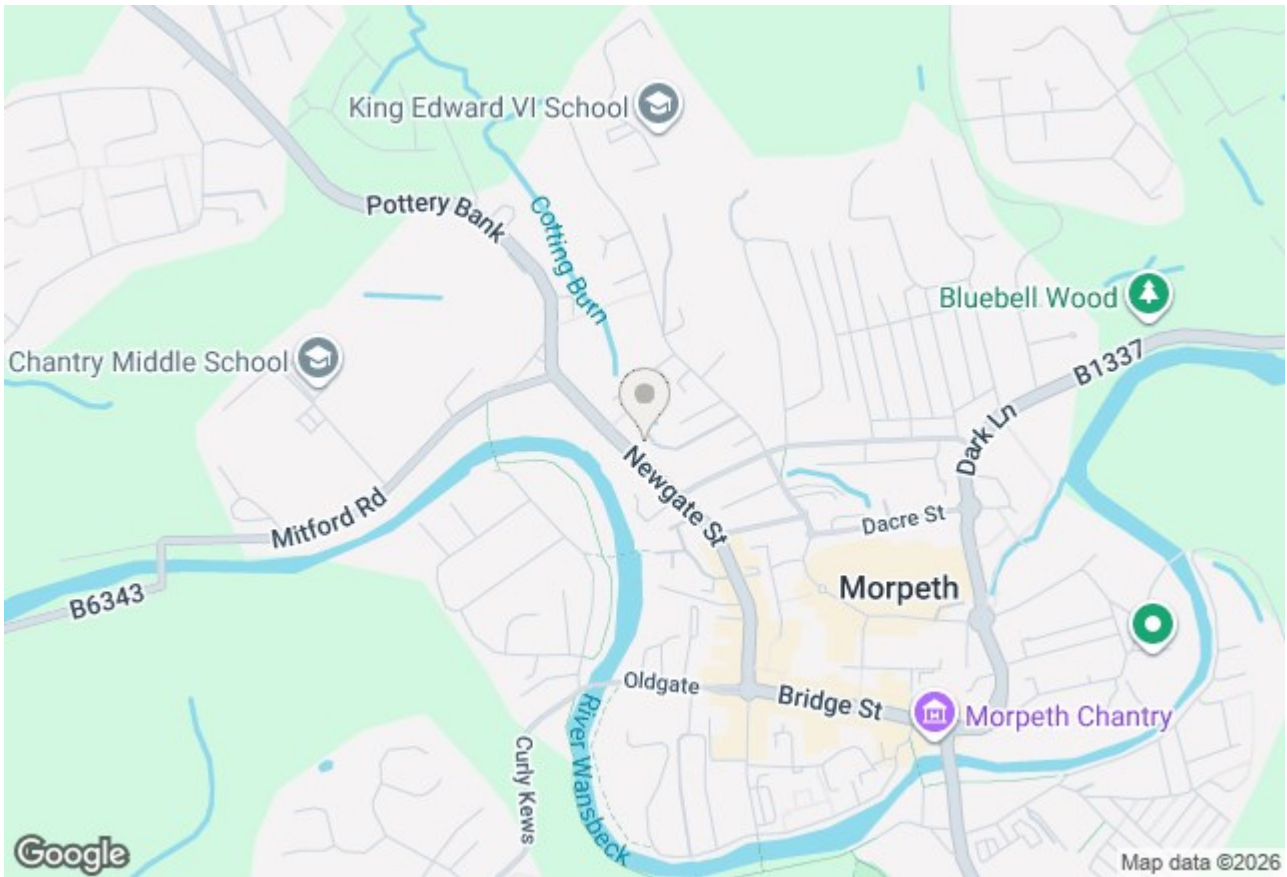
Total area: approx. 46.8 sq. metres (503.7 sq. feet)
The Fenwick, The Old Registry, Morpeth

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(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 (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	



www.rickard.uk.com

Registered in England company number 6314212

VAT registration number 175 8808 19

Regulated by RICS

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