

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**12 MATHESONS GARDENS MORPETH NORTHUMBERLAND NE61 1ET**



- First Floor Retirement Apartment
- No Further Chain
- Double Glazing & Gas Central Heating
- Leasehold
- Two Bedrooms
- Town Centre Location
- EPC Rating C
- Council Tax Band C

**Offers Over £160,000**



# 12 MATHESONS GARDENS MORPETH NORTHUMBERLAND NE61 1ET

A very well presented and looked after, two bedroom first floor apartment situated within the highly sought after Mathesons Gardens, within central Morpeth. Mathesons Gardens is a highly regarded development of warden assisted retirement homes managed by Anchor Hanover and conveniently positioned for easy access to all town centre amenities. The accommodation has double glazing, gas central heating via a recently replaced combi boiler and briefly comprises of:- Entrance hall with stairs to first floor, lounge diner with a front and rear aspect, kitchen, two bedrooms and a shower room/wc. Externally the property has access to the beautifully maintained garden areas and private, residents and visitors parking.

## GROUND FLOOR ENTRANCE

Entrance door, stairs to first floor.

## FIRST FLOOR LANDING

Radiator, built in storage cupboard.

## LOUNGE DINER

13'2" x 12'6" (4.02 x 3.82)

Measurement taken into bay window.

The lounge area comprises of a double glazed bay window, radiator and is open plan to:-



## DINING AREA

9'1" x 9'1" (2.78 x 2.77)

Double glazed window and radiator.



## KITCHEN

12'4" x 7'0" (3.76 x 2.14)

Fitted with a range of wall and base units with roll top work surfaces, sink drainer unit with mixer taps and an integrated gas hob and electric oven. Plumbing for washing machine, wall mounted combi boiler in unit, double glazed window and radiator.



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## BEDROOM ONE

10'10" x 8'11" (3.31 x 2.72)

Measurement excludes wardrobes.

Fitted wardrobes and a most useful, large walk in cupboard/wardrobe, double glazed window and radiator.



## BEDROOM TWO

8'10" x 8'5" (2.71 x 2.59)

Double glazed window and radiator.



## SHOWER ROOM/WC

8'3" x 7'0" (2.53 x 2.14)

A spacious shower room fitted with a low level wc, wash hand basin and a mains powered shower in cubicle. Double glazed window and radiator.



## EXTERNALLY

The development has very well maintained, mature gardens with a variety of seating and lawned areas along with private, residents only parking.

## SERVICE CHARGE

The Service Charge is payable to Anchor/Hanover and whilst we await confirmation, have been advised the charge for the year 2022 £158 per month This covers the cost of the Resident Warden, garden maintenance, external window cleaning, buildings insurance (does not include contents insurance), maintenance, repair and renewal of external structure and individual heating and plumbing systems together with external decoration to individual properties.

## TENURE

We are advised that the flat is Leasehold for a term of 99 years from March 1987.

## SINKING FUND

A sinking fund has been set up to deal with large scale repairs and renewals on the estate. The sinking fund is collected from the outgoing Leaseholder on resale. The contribution payable is 1% of the purchase price paid multiplied by the number of years of ownership from the date of purchase to the last full month prior to completion of the resale. We understand there is an option to pay the Sinking Fund on a monthly basis.

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## AGE REQUIREMENT

Anchor Hanover have advised us that each purchaser must be aged 60 years of age or over.

## APPROVAL OF THE BUYER

The purchaser(s) will be interviewed by Anchor Hanover to assess their suitability. It is a requirement of the Lease that all purchasers are approved by Anchor Hanover and this should be obtained before the sale can proceed.

## 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.

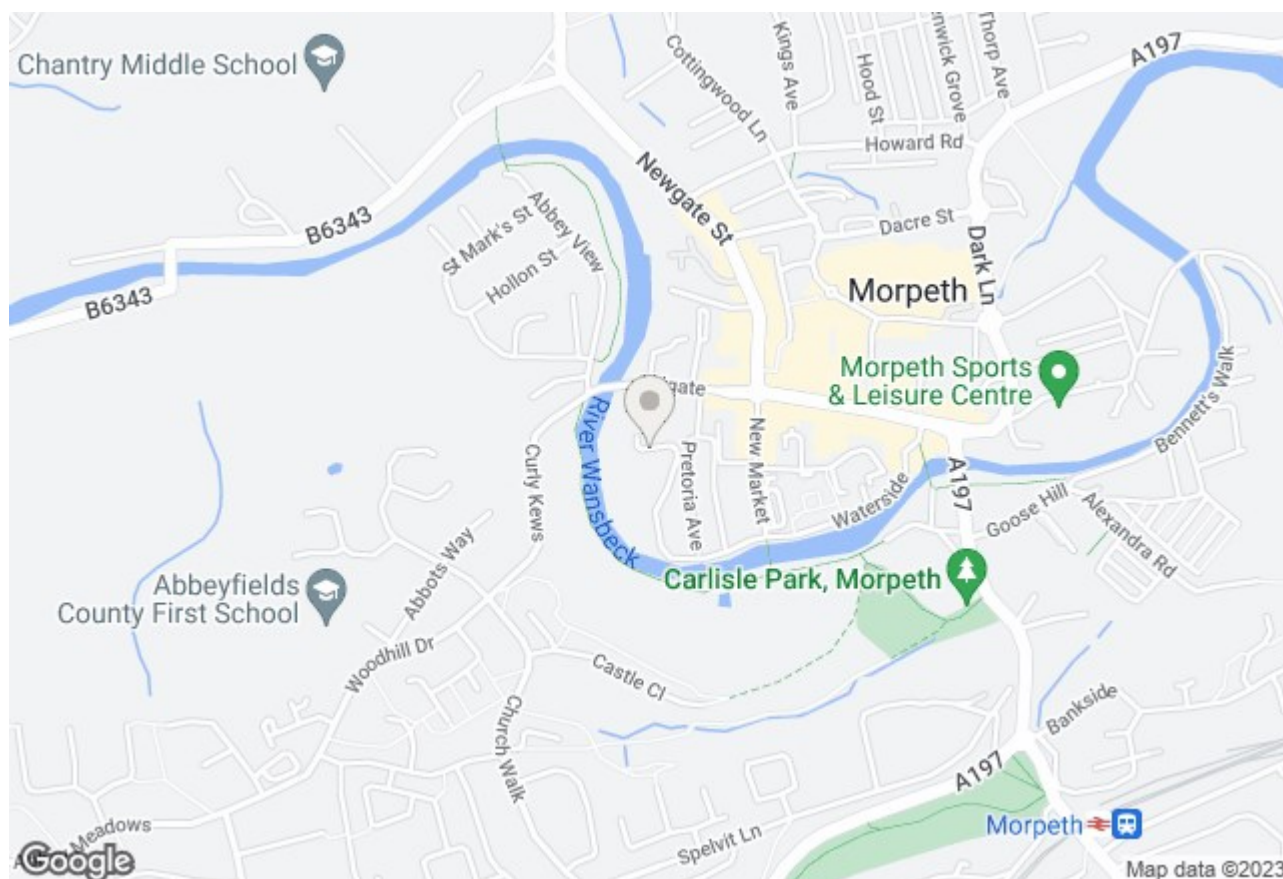
## VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533  
06E22EG



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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