

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

30 MATHESONS GARDENS MORPETH NE61 1ET



- Two Bedroom Retirement Apartment
- Available With No Chain
- Communal Gardens
- Council Tax Band: C
- Services: Mains GCH, Electric, Water, Drainage & Sewage

- First Floor
- Town Centre Location
- EPC: C
- Tenure: Leasehold

Price £155,000

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This well cared for, two-bedroom first-floor flat is situated in a sought-after retirement development, conveniently positioned between Oldgate and the River Wansbeck. Just a short, level walk from the town centre, it provides easy access to a wide range of shops, healthcare services, leisure facilities, and an array of cafés, bars, restaurants, and transport links.

The accommodation benefits from gas central heating and double glazing throughout. The layout includes a private ground-floor entrance with stairs leading to the first floor (adaptable for a stairlift), a spacious lounge/diner, a kitchen with integrated appliances, two well-proportioned bedrooms, and a shower room/WC.

Externally, there are beautifully landscaped communal gardens, offering a tranquil and welcoming setting. This delightful flat combines comfort, convenience, and an excellent location, making it an ideal choice for retirement living.

ENTRANCE HALL

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

FIRST FLOOR LANDING

Providing a storage cupboard, radiator and access to all accommodation.

LOUNGE DINER

A good size lounge diner with double glazed windows to the front and rear and radiators.



ADDITIONAL IMAGE



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KITCHEN

Fitted wall and base units with roll top work surfaces, sink drainer unit and mixer tap and an integrated oven and hob with extractor hood. Plumbing for washing machine and space for fridge freezer.



BEDROOM ONE

Double glazed window, radiator and large walk in storage cupboard/wardrobe.



BEDROOM TWO

Double glazed window, radiator.



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SHOWER ROOM/WC

Fitted with a wc and wash hand basin in vanity unit and a shower in cubicle.



EXTERNALLY



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

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.

Electricity Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating - Mains GCH

Broadband Available - Yes - (Ofcom Broadband & Mobile Checker February 2025).

Broadband Type Highest available download speed Highest available upload speed Availability

Standard 17 Mbps 1 Mbps Good

Superfast 80 Mbps 20 Mbps Good

Ultrafast 10000 Mbps 10000 Mbps Good

Mobile & Data - Available with EE, O2 & Vodafone, Limited with Three. (Ofcom Broadband & Mobile Checker February 2025).

Flood Risk - Rivers & Sea Yearly Chance of Flooding - Low Risk - Yearly Chance of Flooding 2036 & 2069 - Medium Risk - (Gov.uk Flood Risk Checker February 2025).

- Surface Water Yearly Chance of Flooding - Very Low Risk - Yearly Chance of Flooding 2040 & 2060 - Very Low Risk - (Gov.uk Flood Risk Checker February 2025).

Planning Permission - There is currently one active planning permissions for Mathesons Gardens. For more information please see - <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> Checked February 2025).

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on a coalfield. Your legal advisor will be able to advise you of any implications of this.

TENURE & COUNCIL TAX BAND

Leasehold - 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.

We have been advised approximately 63 years remain on the lease.

We have been advised that the current annual service charge for 25/26 is £226.81 per month, this will be reviewed April 2025/2026

Council Tax Band: C (Gov.uk Council Band Checker February 2025).

AGE REQUIREMENT

Guardian Retirement Housing have advised us that each purchaser must be aged 60 years or over.

APPROVAL OF BUYER

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

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.

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MORTGAGES

Why not take the next step toward securing the best mortgage deal for you by booking an appointment with our Independent Mortgage Adviser? Our expert can provide you with tailored advice and guide you through the entire process, ensuring that you make an informed decision that suits your unique needs and financial situation.

Please Note:

It's important to remember that your home may be repossessed if you fail to keep up with mortgage repayments.

Oracle Financial Planning Limited will pay Rickard 1936 Ltd a referral fee upon the successful completion of any mortgage application.

Let's work together to help you find the right solution. Get in touch today!

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.

VIEWING ARRANGEMENTS

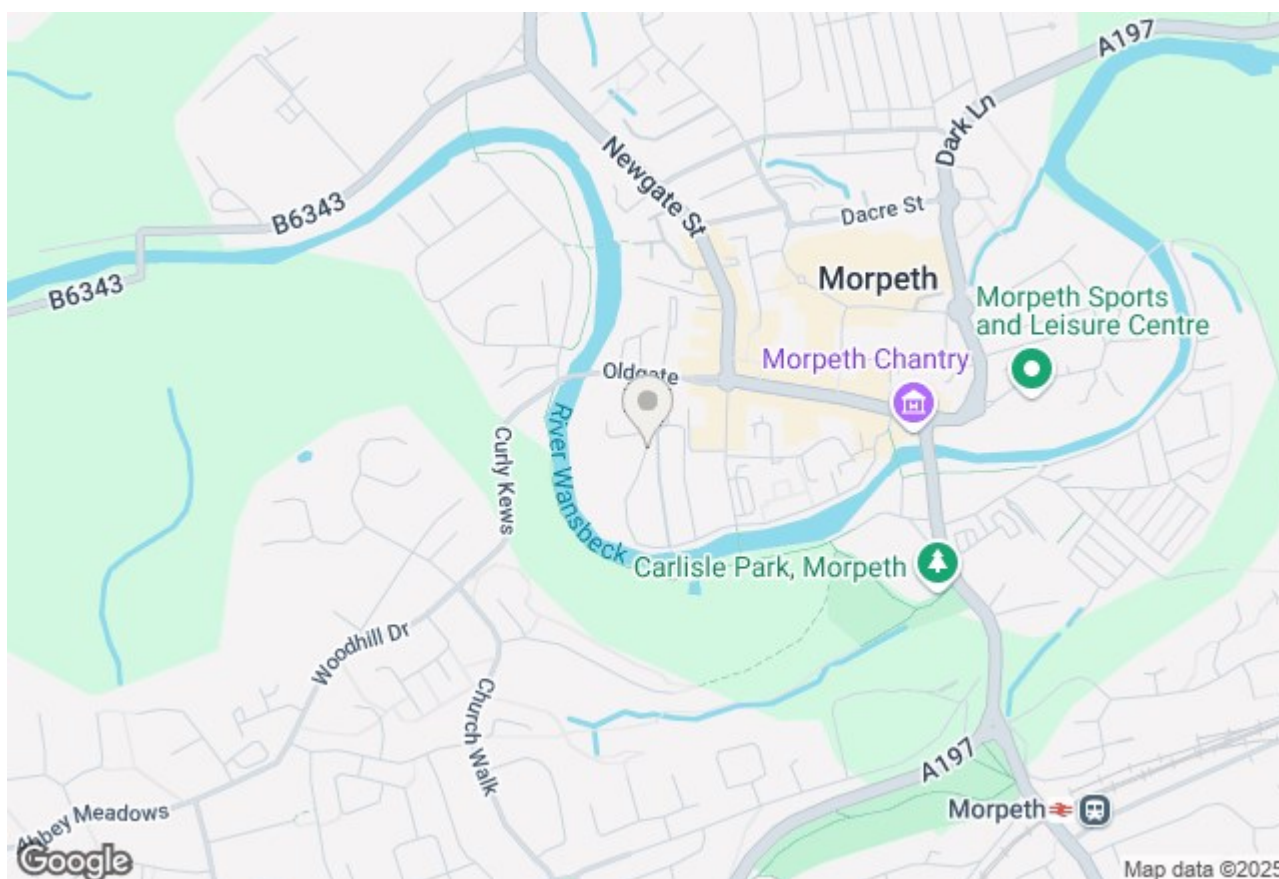
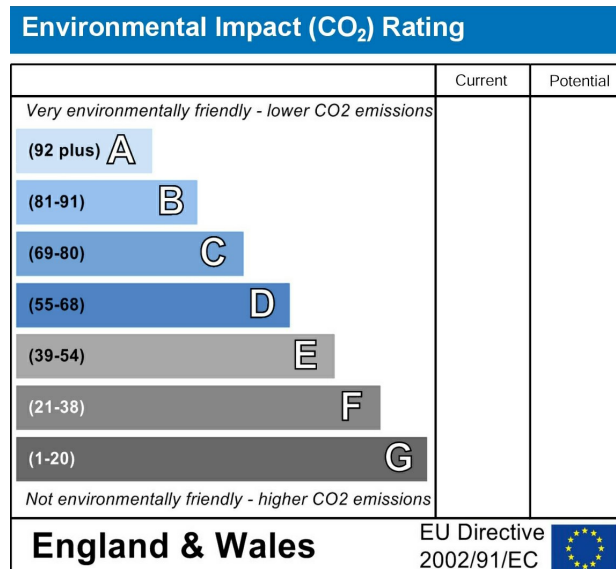
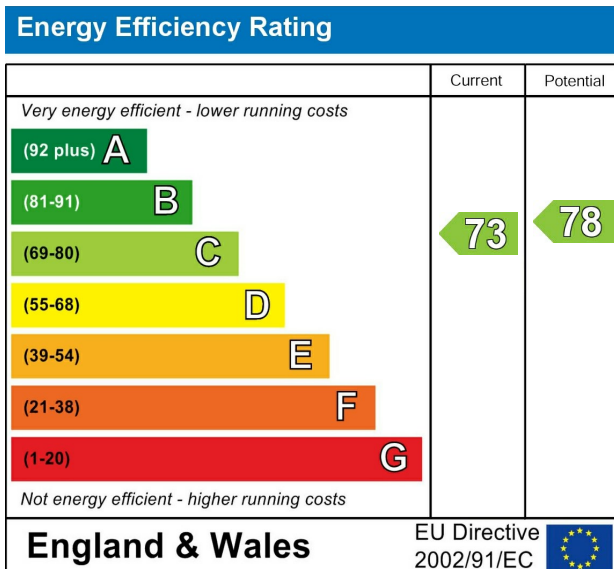
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

27B25GMAO

First Floor



Matheson Gardens



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