

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

11 WELLWAY COURT MORPETH NE61 1BW



- First floor apartment
- Town centre location
- Allocated parking

- Two bedrooms
- No upper chain
- Energy Rating C

Price £129,000

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A two bedroom, first floor apartment situated on Wellway Court within Morpeth town centre, an excellent location for accessing all of Morpeth's amenities including a wide range of shops, pubs, restaurants and healthcare facilities. The accommodation is accessed via a communal hallway with access to the first floor. Within the apartment there is a hallway, lounge, kitchen, two bedrooms, one with fitted wardrobes, and bathroom/w.c. Externally there is an allocated parking space.

ACCOMMODATION

COMMUNAL ENTRANCE

Key and intercom operated entrance door with stairs providing access to first floor.

ENTRANCE HALL

Entrance door. Storage heater. Cloaks and boiler cupboard and alarm. Loft Access.

LOUNGE

17'8" x 13'5" (5.4 x 4.11)

Maximum dimensions. Double glazed window. Storage heater.

Attractive coving and ceiling rose.



KITCHEN

11'3" x 11'0" max (3.43 x 3.37 max)

Fitted with a range of wall and base units with roll-top work surfaces. One and a half bowl sink drainer unit with mixer tap. Plumbed for washing machine. Integrated oven and hob with extractor hood. Integrated fridge and freezer. Recessed ceiling lights.



BEDROOM ONE

13'1" x 10'11" max (4.00 x 3.35 max)

Two double glazed windows. Electric heater.



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BEDROOM TWO

14'1" x 10'9" (4.3 x 3.28)

The room is an irregular shape and measurements are taken from the window to door and across to the middle of the room.

Double glazed Velux window. Storage heater.

Fully fitted wardrobes etc. by Cavendish



BATHROOM

Low level w.c. Pedestal wash hand basin. Panelled bath with electric shower over. Tiled walls.



EXTERNALLY

Allocated parking space.

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.

HEATING

The condition of the heating system and/or other appliances is not known.

JAPANESE KNOTWEED

We have been advised that the development has previously undergone a treatment plan for the presence of Japanese Knotweed in the communal areas. A copy of the report is available on request which advises a guarantee may also be available.

VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

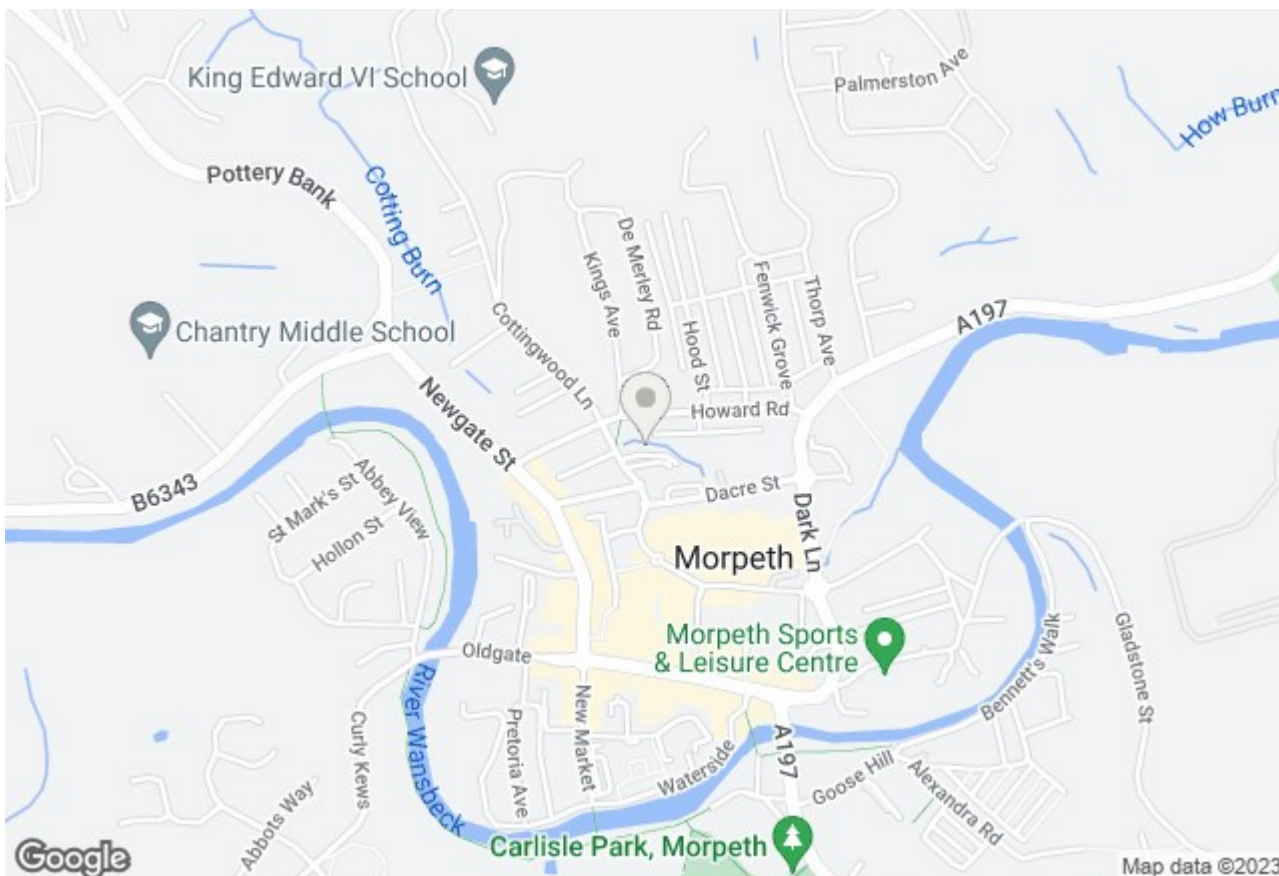
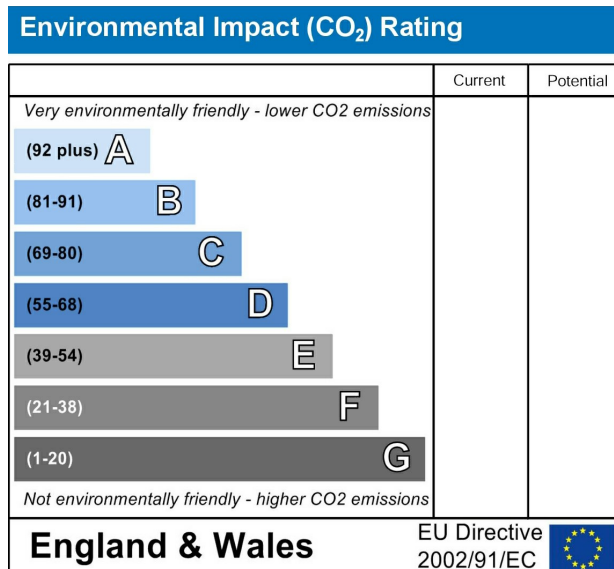
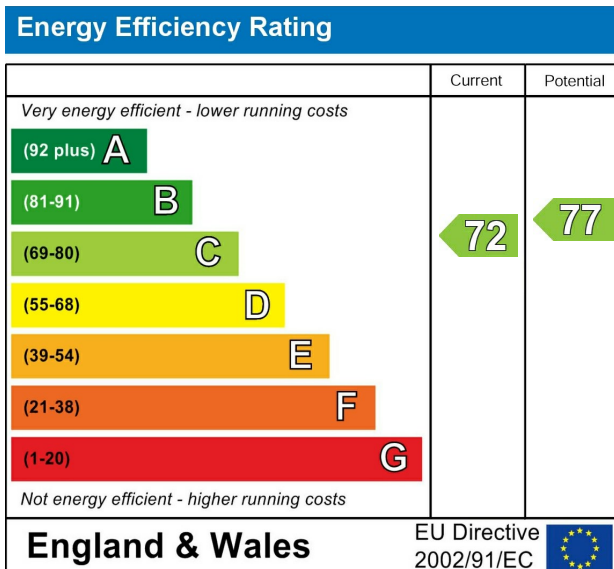
13/A/2022

TENURE & COUNCIL TAX BAND

Leasehold - Not confirmed. We have been advised the following - 999 Year lease from 1996, managed by Wellway Management Company, no ground rent payable. Annual service charge is currently £1300.

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, ground rent and service charge.

Council Tax Band D - Northumberland County Council



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