



Heathfield Morpeth

- One bedroomed ground floor flat
- Easy access to transport links
- Modern electric radiators
- Open plan kitchen/lounge area
- No onward chain

Offers In The Region Of: £42,000



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Heathfield

Morpeth

This one bedroom ground floor flat is an excellent opportunity for cash buyers and investors. Situated in a convenient location, it offers easy access to public transport links, nearby schools and local amenities. The property is in need of modernisation, providing the perfect opportunity for those looking to add value.

As you enter the property, you will find an open plan kitchen/lounge area, creating a bright multi-functional space. The bedroom is a double room, providing ample space. The bathroom features bath with electric shower over, wc and pedestal wash hand basin along with heated towel rail. The property features modern electric radiators which are independently controlled.

With its convenient location and potential for improvement, this flat presents an exciting investment opportunity. Whether you are looking to enter the property market or expand your portfolio, this property is well worth a view with no onward chain – call us today!

MEASUREMENTS

Lounge/Kitchen area	17.9 x 9.20	(5.41m x 2.79m) At biggest point
Bedroom One	11.20 x 7.40	(3.40m x 2.24m)
Bathroom	5.90 x 5.40	(1.75m x 1.62m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains electric
Broadband: Fibre (premises)
Mobile Signal Coverage Blackspot: No
Parking: On street parking

RESTRICTIONS AND RIGHTS

Listed: No
Restrictions on property: No
Easements, servitudes or wayleaves: External path shared by other flats
Public rights of way through the property: No

RISKS

Flooding in last 5 years: No
Risk of Flooding: Zone 1
Any flood defences at the property: No
Coastal Erosion Risk: No
Known safety risks at property: No

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No
Outstanding building works at the property: No

ACCESSIBILITY

This property has no accessibility adaptations:

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.
Length of Lease: 99 years from 1.12.89

EPC RATING: E

COUNCIL TAX BAND: A

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and 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. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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