



## Swinneys Court Morpeth

- One bedroomed apartment
- Town centre location
- Open plan lounge/kitchen
- Allocated parking space
- No onward chain

**Asking Price: £ 85,000**



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# Swinneys Court

## Morpeth

This lovely first floor, one bedroomed apartment has just come available in Swinneys Court which is located right in the heart of Morpeth town centre. The property itself is located just a stone's throw from all the hustle and bustle of the local bars, restaurants and idyllic river walks, all directly on your doorstep. Offered completely chain free.

On entry to the apartment, you have stairs leading into a spacious light and airy open plan lounge/ kitchen which has been carpeted throughout and offers views to the front. The kitchen has been fitted with brown wall and base units and an integrated oven/hob.

You have one double bedroom which is fitted with light laminate flooring and large fitted wardrobes, ideal for storage. The family bathroom comes fitted with W.C., hand basin, bath and shower over bath.

Externally you have one allocated parking space and an enclosed communal garden to the rear which is a rarity around the centre of town.

Overall, the property is ideal for first time buyers and investors alike.

Lounge/Kitchen	17.10 x 17.00	(5.44m x 5.18m)
Bedroom One	11.08 x 9.08	(3.56m x 2.95m) At biggest points
Bathroom	7.04 x 4.09	(2.24m x 1.25m)

### PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Combi boiler
- Broadband: ADSL Modem
- Mobile Signal Coverage Blackspot: No
- Parking: Allocated parking space

### RISKS

- Flooding in last 5 years: No
- Risk of Flooding: Zone 3
- Any flood defences at the property: Yes
- Coastal Erosion Risk: No
- Known safety risks at property: No

### TENURE

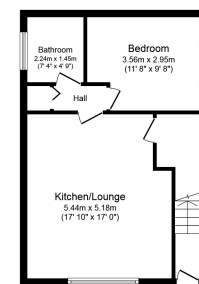
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.  
Length of Lease: 999 years from 1.12.98

EPC Rating: C

Council Tax Band: A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Total floor area 44.7 m<sup>2</sup> (481 sq ft.) approx.  
This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections. Powered by Propertyscan.

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**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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