



## Loansdean Wood Morpeth

- First floor apartment
- Two bedrooms
- Prestigious development
- Short drive to town centre
- Allocated parking bay
- No onward chain

Asking Price: **£ 145,000**

01670 511711  
17 Newgate Street, Morpeth

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[morpeth@rmsstateagents.co.uk](mailto:morpeth@rmsstateagents.co.uk)

# Loansdean Wood, Morpeth

Fabulous price! This extremely well presented, two bedroomed, first floor apartment is located on the outskirts of Morpeth on Loansdean Wood, which is a highly requested and prestigious development not only due to its proximity to the A1 and bus stops for commuters, but it is within walking distance to the local first school, a very popular choice with families. The historic town of Morpeth is a short drive away where you have many delights to choose from which include an array of local bars, restaurants and wonderful river walks.

The property briefly comprises:- Entrance hallway, spacious lounge with floods of natural light due to the large bay window. The modern kitchen has been fitted with a range of dark wood wall and base units offering ample storage and integrated appliances to include fridge/freezer, electric oven and hob and dishwasher.

You have two good sized double bedrooms, both of which have been carpeted throughout and finished with neutral decor. The family shower room has been fitted with W.C., hand basin, bath tub and shower cubicle.

Externally you have one allocated parking bay plus additional visitors parking on a first come, first served basis.

Overall, we anticipate this property will attract a huge amount of interest!

Lounge: 15'5 (Into bay) x 13'2 (4.70m into bay x 4.01m)  
 Kitchen: 11'6 x 11'4 (3.51m x 3.45m)  
 Bedroom One: 13'8 x 8'10 (4.17m x 2.69m)  
 Bedroom Two: 10'2 x 8'11 (3.10m x 2.72m)  
 Bathroom: 8'3 x 6'8 (2.52m x 2.03m)

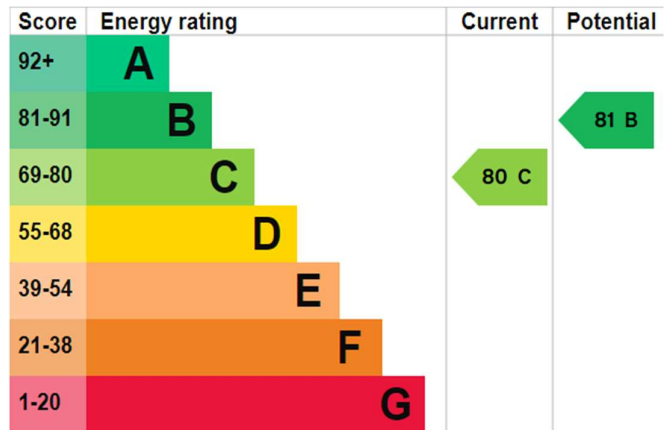
**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
 Water: Mains  
 Sewerage: Mains  
 Heating: Mains gas  
 Broadband: None  
 Mobile Signal / Coverage Blackspot: No  
 Parking: Allocated parking space

**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: 125 years from 1.1.11

EPC Rating: C  
 Council Tax Band: C



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**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.

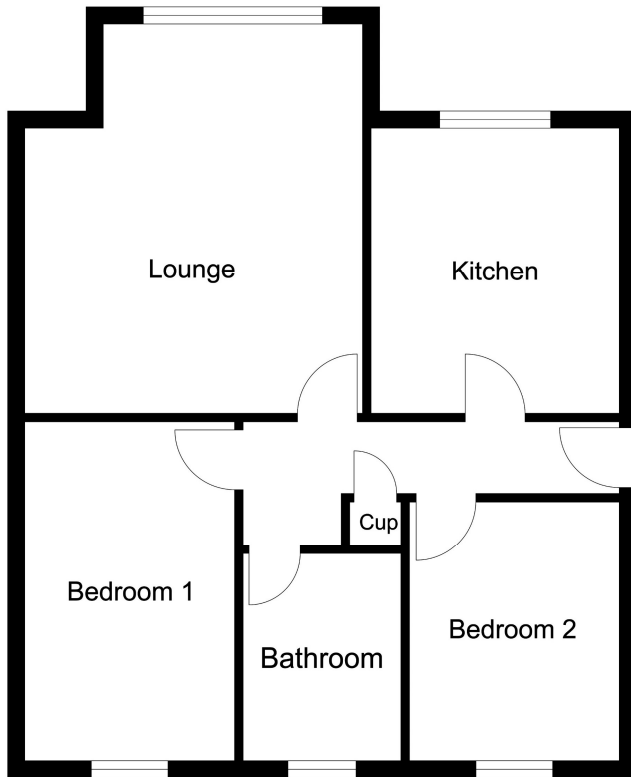
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# Loansdean Wood, Morpeth



## Loansdean Wood

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1



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