



## Mill Race Court Morpeth

- Second floor apartment
- Two bedrooms
- Town centre location
- Allocated parking bay
- Communal gardens

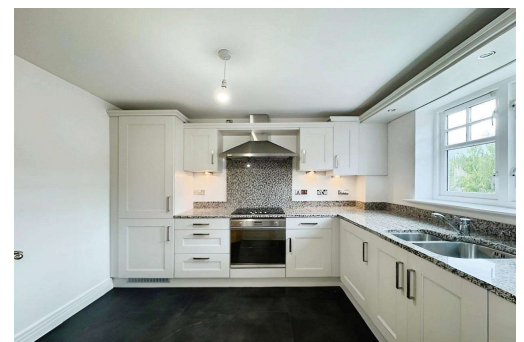
**£ 850 pcm**

Holding Deposit: £196

Security Deposit: £980

Tenancy Length: 12 Months

Council Tax Band: D EPC Rating: C



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ROOK  
MATTHEWS  
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# Mill Race Court

## Morpeth

Pristine purpose built second floor apartment located within the heart of Morpeth being literally within two hundred metre's walk of shopping, recreational and public transport facilities. Redecorated in recent weeks with brand new carpeting, this delightful property is available immediately on an unfurnished basis.

A very well maintained communal hallway and staircase leads to:- the entrance hall which has both an airing cupboard and cloaks cupboard. This leads to the living room which has a bay window and stylish feature fireplace, off this room is the impressive breakfasting kitchen which has a comprehensive range of cabinets complemented by granite worktops and splashback panels with built in oven, hob, extractor, fridge, separate freezer, dishwasher and washing machine.

Both double sized bedrooms are located off the hallway, the master having a range of built in wardrobes and ensuite shower room/W.C. Completing the accommodation is the main bathroom/W.C.

Other attractions include upvc double glazing, electric central heating, reserved parking bay and nicely presented communal gardens. We anticipate significant interest in this property therefore early viewing is high recommended.

### MEASUREMENTS:-

Lounge: 18'3 into bay window x 11'4 (5.56m into bay window x 3.45m)  
Kitchen: 10'4 x 8'5 (3.15m x 2.57m)  
Bedroom one: 12'10 into recess x 12'6 (3.91m into recess x 3.81m)  
Bedroom two: 12'2 x 10'1 plus door recess (3.71m x 3.07m plus door recess)

### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Electric  
Broadband: Fibre cabinet  
Mobile Signal / Coverage Blackspot: No  
Parking: Allocated parking space

EPC Rating:- C

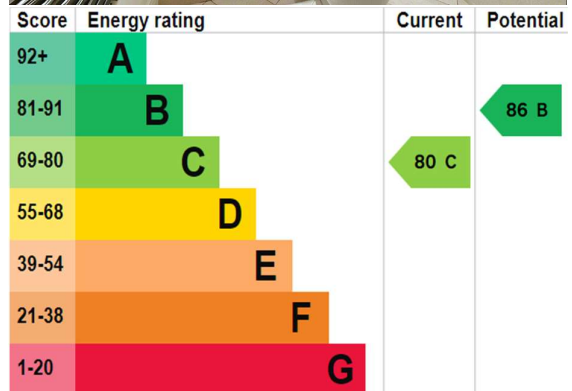
Council Tax Band: D  
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### FEE DISCLAIMER

As part of our application process, fees will become due for referencing, tenancy agreement preparation and an initial inventory check (where applicable), these will be charged in addition to the Rent and Deposit that will be payable before the tenancy starts.

Please contact us for full details of the fees payable before you make any decision about this property or before you decide to view this property. We can provide you with an explanation of how these fees are calculated, please note that the referencing fees are charged per individual and should a Guarantor be required, this would attract additional referencing fees.

M00008074/AB/SS/29.5.24/V.1



**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 guidance 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 tenants 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 tenants interests to check the working condition of any appliances. 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 tenants 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 rental.  
**Right to Rent** – each person who is intending to reside in the property and is over 18 must complete a Tenant Application Form and prove they have the Right to Rent in the UK.

16 Branches across the North-East



Client Money Protection