



Newminster Place Morpeth

- Ground floor apartment
- Two bedrooms
- Close to town centre
- Open plan lounge/kitchen
- Allocated parking space
- Bathroom & shower room

Auction Guide Price: **£ 170,000**

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ROOK
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Newminster Place, Morpeth

For Sale by Auction: Terms and Conditions apply.

Very rare to the market, sits this very well presented, two bedroomed ground floor apartment, located in the heart of Morpeth centre, with its very own garden. The property boasts a superb location at Newminster, Bullers Green which is a short walk into the hustle and bustle that Morpeth has to offer. Internally it has been fitted with modern fixtures and fittings throughout ready to move straight into.

The property briefly comprises:- Entrance hallway, spacious open plan lounge/kitchen with floods of natural light and access to your own outdoor space which is extremely rare to find. The kitchen has been fitted with a range of dark wood wall and base units offering ample storage and integrated appliances to include fridge/freezer, four ring gas hob, electric oven, built in microwave and dishwasher.

You have two good sized bedrooms, both of which have been carpeted throughout. The master bed has been finished with a splash of colour to offer a lovely feature wall and further benefits from its own en-suite bathroom fitted with W.C., hand basin and bathtub. The second bedroom is a single but could also be used as an office to suit your needs. The family shower room has been fitted with W.C., hand basin and shower.

Externally you have one allocated parking bay and a generous garden to the front which has been laid to lawn with patio area.

Overall, this property is quirky, finished to a high standard and will attract a huge amount of interest!

Lounge: 14'3 x 11'01 (4.34m x 3.38m)
 Kitchen: 9'11 x 6'11 (3.02m x 2.11m)
 Bedroom one: 14'01 x 9'00 (4.29m x 2.74m)
 Bedroom two: 11'04 x 8'00 (3.45m x 2.44m)
 Ensuite: 7'09 x 5'00 (2.36m x 1.52m)
 Bathroom: 6'11 x 4'10 (2.11m x 1.25m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
 Water: Mains
 Sewerage: Mains
 Heating: Mains gas
 Broadband: ADSL Modem
 Mobile Signal / Coverage Blackspot: No
 Parking: Allocated parking space

ACCESSIBILITY

This property has accessibility adaptations:

- Lift in the property

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360

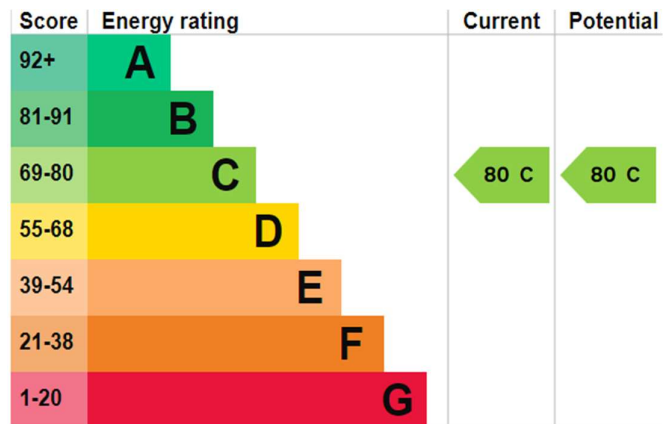
Terms and conditions apply see www.agentspropertyauction.com

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 1st January 2003

EPC Rating: C
 Council Tax Band: C

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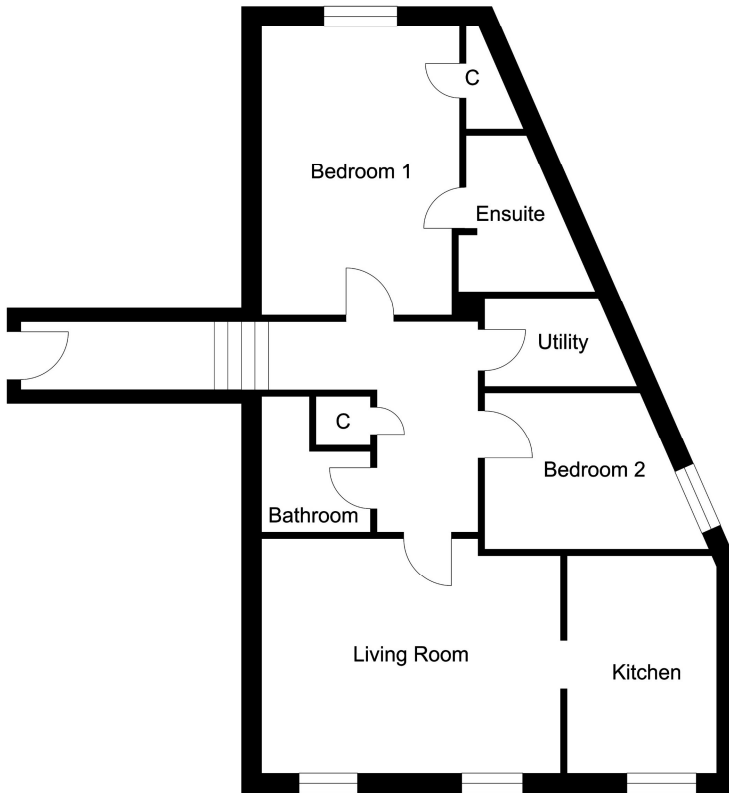
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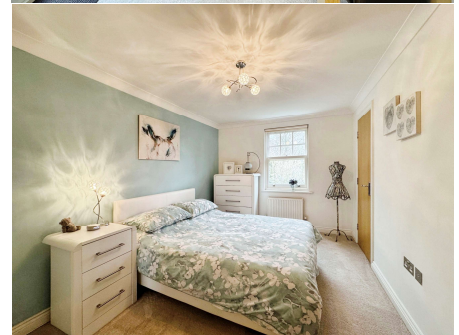


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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