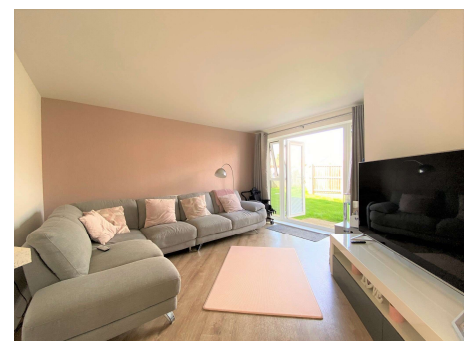




Cordwainers Morpeth

- Two bedrooms
- Ground floor apartment
- Open plan lounge/kitchen
- Private parking to rear
- Shared garden

Asking price: £ 105,000



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Cordwainers

Morpeth

Spacious and well presented two bed roomed ground floor apartment located on Cordwainers, Stobhill. This is a highly requested development, due to its proximity to not only the train station and main motorways, which are fantastic for those who need to commute, but an ideal location for walking distance into Morpeth town centre where you have a fantastic choice of local bars, restaurants and shopping delights to choose from. The property itself has been finished to a high standard throughout with evident quality fixtures and fittings and a great shared garden to the rear with parking.

The property briefly comprises:- Entrance hallway, bright and airy open plan lounge and kitchen area. The lounge makes full use of the shared garden to the rear with access via the double patio doors whilst the high spec kitchen has been fitted with modern wall and base units offering plenty of storage. Appliances include a four-ring gas hob and electric oven.

You have one large double bedroom and one single, both of which have been carpeted throughout and finished with modern decor. The family bathroom has been partially tiled with a slick modern grey and finished with white walls. Fitted with W.C., hand basin, bath and shower over bath.

Externally you have a delightful grassed garden to the rear which is shared between four apartments plus private parking to the rear.

This property is sure to attract a lot of interest, please call us now to arrange your viewing.

Lounge	13.02 x 9.03	(4.01m x 2.82m)
Kitchen	10.02 X 4.07	(3.10m x 1.24m)
Bedroom One	12.03 x 10.01	(3.73m x 3.07m) At biggest points
Bedroom Two	10.07 x 10.01	(3.22m x 3.07m) At biggest points

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 2016

EPC Rating: B

Council Tax Band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.

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.

16 Branches across the North-East

