



## Lawson Villas Morpeth

- First Floor Apartment
- Two Bedrooms
- Quiet Gated Development
- Stunning Communal Gardens
- Modern Décor
- Allocated Parking Space

**Offers Over £190,000**

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# Lawson Villas Morpeth

Immaculately presented two bed, first floor apartment, which is set within the secure gated development of Longhirst Hall. Lawson Villas is nestled away in a quiet spot, surrounded by stunning scenery, idyllic mature communal gardens and offers peace to anyone looking for a tranquil setting. Also set within the grounds, you have easy access to Longhirst Golf Club and Morpeth Cricket and Tennis Club, which is ideal for those who enjoy keeping active. The property itself has been finished to a high standard throughout with modern high-end fixtures and fittings and is ready to move straight into. Morpeth town centre is only a 4 mile drive away, where you will find an array of local bars, shopping and restaurants to choose from.

Transport needs are catered for by the A1 trunk road which gives vehicle access to the region north and south and beyond, Morpeth also has a mainline train station on the East Coast Line to Newcastle, Edinburgh, and London. For commuters Newcastle City Centre and Newcastle International airport are both approx. 22 miles away.

The property briefly comprises:- A spacious, bright and airy open plan lounge/kitchen area offering peaceful woodland views. The full room has been finished with oak wooden flooring and white décor. The high-end kitchen/diner has been fitted with granite work tops and white sleek wall and base units, all of which offer fabulous storage throughout. Integrated appliances include an electric oven, induction hob, fridge/freezer, dishwasher and washing machine plus ample space for your own dining table and chairs.

To the opposite end of the living space, you have two good sized double bedrooms, both of which are fitted with light beige carpets and again offer a room with a view. The large hallway further benefits from large, fitted wardrobes which are an excellent source of additional storage. The family shower room has been fitted with heated towel rail, W.C., hand basin and shower.

Externally you have an allocated parking bay with extra visitors parking available plus a stunning communal garden to the rear, ideal for those who enjoy outdoor living.

Guaranteed to impress, this is a must view!

Lounge: 10'9 x 8'7 (3.28m x 2.62m)  
 Kitchen/Diner: 11'4 x 10'11 (3.45m x 3.33m)  
 Bedroom One: 15'0 x 10'9 (Max points) (4.57m x 3.28m)  
 Bedroom Two: 10'9 x 8'7 (3.28m x 2.62m)  
 Bathroom: 7'11 x 3'11 (Max points) (2.41m x 0.94m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains  
 Water: Mains  
 Sewerage: Mains  
 Heating: Gas Central  
 Broadband: Fibre to Cabinet  
 Mobile Signal / Coverage Blackspot: No  
 Parking: Allocated Parking Space

## 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: 150 years from 26th November 2018.

EPC Rating: B

Council Tax Band: D



Floor Plan

This floor plan is for illustration purposes only. It is not drawn to scale. All measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. This cannot be relied upon for the purchase and/or lease of any part of any property. We do not warrant, we do not intend to warrant, and we do not accept any liability in relation to this property. A party must verify any such information. (Revised by www.PropertyData.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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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