



## 2 bed apartment to buy in NE61

Newminster Place, Bullers Green,  
Morpeth, Northumberland, NE61 1BF

# £139,950

 x 2  x 1  x 1

Tenure

**Leasehold**

## Property features

- ✓ NO UPPER CHAIN!
- ✓ Two Bedrooms
- ✓ Allocated Parking Bay
- ✓ Lift To All Floors
- ✓ EPC Rating C

Allocated parking

Chain free

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Arrange a viewing

Amanda Coleman  
Senior Manager  
Morpeth

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

NO UPPER CHAIN!

We welcome to the market this two bedroom apartment in Morpeth's town centre situated on Newminster Place where there is an allocated parking bay available to the rear.

The apartment is within walking distance to all the local amenities including: pubs, restaurants, Ofsted approved schools, an array of shops including little boutiques, high end designers with the Sanderson Arcade, newly opened leisure centre and the attractive Carlisle Park, which offers plenty of activities for all ages such as river walks, park, bowling pavilion, tennis courts, band stand, outdoor paddling pool and the rowing boats. Throughout the year Sanderson Arcade regularly offer family friendly events and decorate the Arcade to suite.

The market town provides great commuting facilities including mainline train station to the North and South, bus station, A1 trunk road and taxi services. The popular Plessey Woods and Northumberlandia are only a short drive away, offering some scenic walks along with neighbouring villages including Pegswood country park which can lead to the old open cast lake then to Morpeth's Bluebell Woods and further.

Located at the rear of the development, the property briefly comprises of: Secure telecom communal entrance hallway, communal stairs, lift facility which goes from the parking direct to the apartment, entrance hallway, lounge, two bedrooms, kitchen and bathroom. The building benefits from communal SKY TV.

Viewings are highly recommended. NO PETS IN BUILDING For more information or to arrange your viewing please contact the Morpeth office.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: DATE: 22 June 2004 Term : 999 years from 1 January 2003

Annual Service Charge Amount: £2,162.00

Service Charge Review Period: Payable in 10 instalments

Price: £139,950

Property Type: Apartment

USPs: Chain free

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Entrance Hallway



## Bedroom One

3.26m x 4.062m (10'8" x 13'3")

With fitted wardrobes, central heating radiator and double glazed window.



## Bathroom

1.90m x 2.02m (6'2" x 6'7")

Fitted suite comprising; panelled bath with shower over, wash hand basin and W/C set onto vanity unit, tiled walls, storage cupboard and heated towel rail.



## Bedroom Two

2.08m x 2.09m (6'9" x 6'10")

With central heating radiator and double glazed window.



## Lounge

4.40m x 3.034m (14'5" x 9'11")

With laminate flooring, two central heating radiators, double glazed window and opens up into the kitchen.



## Kitchen

*2.808m x 2.90m (9'2" x 9'6")*

Fitted with a range of wall and base units, complementary work surfaces, sink unit, integrated fridge freezer, oven, hob and extractor hood. With double glazed window and central heating radiator.

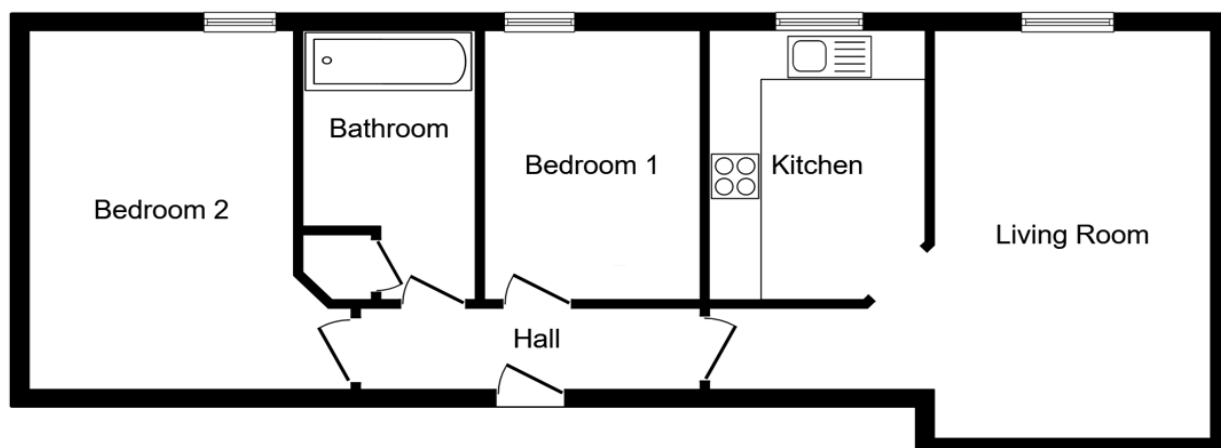


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## Parking

Allocated parking bay. Ground floor property with front access and rear access lift from parking bay.





**Floor Plan**  
Floor area 62.0 sq.m. (668 sq.ft.)

Total floor area: 62.0 sq.m. (668 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

| Energy Efficiency Rating                           |                         |           |
|----------------------------------------------------|-------------------------|-----------|
|                                                    | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92-100) <b>A</b>                                  |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   | 72                      | 76        |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England, Scotland &amp; Wales</b>               |                         |           |
|                                                    | EU Directive 2002/91/EC |           |

Newminster Place, Bullers Green, Morpeth, Northumberland, NE61 1BF

Contact your local branch today for more information on this property:

**13 Newgate Street, Morpeth, Northumberland, Tyne & Wear, NE61 1AL, Tel: 01670 568099, Fax: 01670 516613, [morpeth@pattinson.co.uk](mailto:morpeth@pattinson.co.uk), [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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