


# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Olympia Gardens, Morpeth NE61 1JQ

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**£545 Per Calendar  
Month**

New to the market this well presented two bedroom first floor flat situated on Olympia Gardens in Morpeth. The flat is located in the town centre and all amenities are easily accessible. There are good road links to the A1 for commuters to Newcastle City Centre. Morpeth offers excellent schools for all ages, leisure facilities, shops, restaurants and pubs. The property benefits from gas central heating and double glazing.

The accommodation briefly comprises of: Entrance lobby with stairs to the first floor landing with doors giving access to both bedrooms, living room and kitchen / dining room. There is a utility area open from the kitchen with stairs down to the rear yard. From the rear landing there is a shower room.

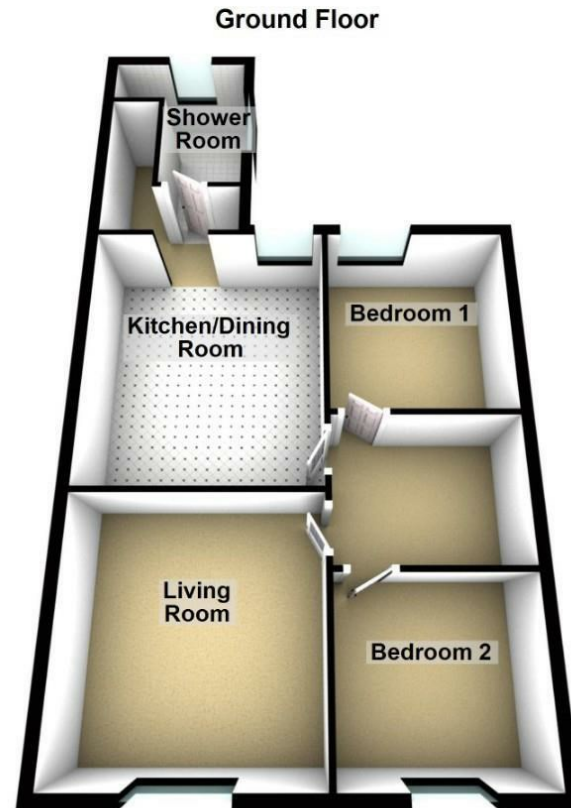
Externally there is a private rear yard with two outbuildings.

Property available now.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room  
12'11" x 12'5"

Kitchen / Dining Room  
14'4" x 12'5"

Bedroom One  
10'4" x 9'6"

Bedroom Two  
9'6" x 9'1"

Shower Room  
8'8" x 7'9"

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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>		

**England & Wales**

EU Directive  
2002/91/EC







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