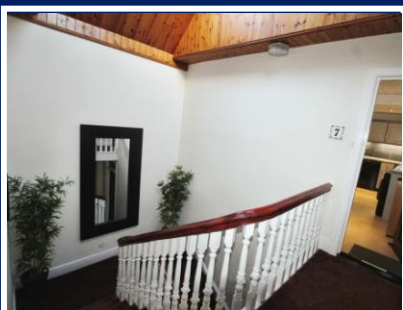




The Penthouse, Castle Square  
Offers In Excess Of £300,000

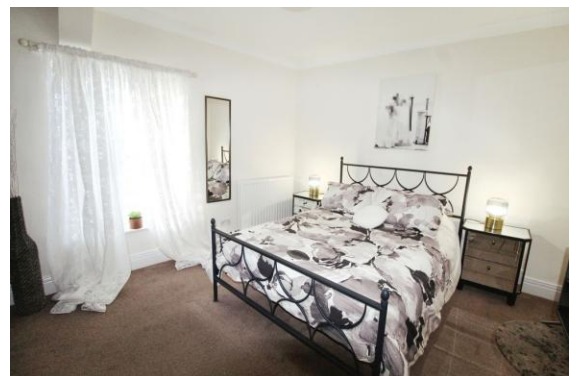


**LENNON**  
PROPERTIES  
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## The Penthouse, Castle Square

Lennon Properties introduce to the market this recently refurbished and extremely spacious three bedroom penthouse apartment situated in Morpeth's town centre within walking distance to all the local amenities. The accommodation briefly comprises of: Entrance vestibule into the attractive communal hallway with traditional staircase leading to the top floor apartment. There are two private doorways, one leading to the bedrooms and bathrooms and the other giving access to the spacious kitchen/breakfast room with all appliances included. Steps up to the dining room which is currently used as an office. Steps up to the living room with vaulted beam ceiling and sash windows overlooking the courthouse and castle. Door with steps down to bedroom three, which is currently used as an office / snug – just off the living room. Parking available in solicitors car park next door and visitors parking available in carpark adjacent. Morpeth itself provides great commuting facilities including mainline train station to the North and South, bus station, A1. Internal viewings are essential. This property is ideal for a professional couple who work from home, also suitable as an investment as the property is available fully furnished with all appliances included and has been rented out recently for £1100pcm. Recent rental valuation is now £1250



## ENTRANCE

Entrance vestibule into the attractive communal hallway with traditional staircase leading to the top floor apartment.

## KITCHEN/BREAKFAST ROOM

16' 1" x 13' 7" (4.91m x 4.16m)

Fitted with a good range of wall and base storage units with co-ordinating work top with stainless steel sink unit. Built in double oven, microwave and wine rack. Fridge, freezer, dishwasher and automatic washing machine. Newly fitted Baxi combi boiler providing instant hot water and heating. Ample space for dining table and chairs. Spot lights to ceiling with access to the loft hatch which is boarded for additional storage with retractable ladder. Traditional sash window with fitted blind overlooking the entrance courtyard.

## DINING ROOM/OFFICE

Steps up to the dining room which is currently used as an office. Fitted carpet and double doors to a storage cupboard in the eaves with lighting.

## LIVING ROOM

17' 2" x 20' 8" (5.24m x 6.31m)

Extremely spacious room with vaulted beam ceiling and two traditional sash windows on the front elevation overlooking the courthouse and castle. Newly fitted neutral carpet, two radiators and feature fireplace. Door to bedroom three / snug / office. Door to inner hallway leading to the bedroom and bathroom accommodation.

## BEDROOM THREE

6' 11" x 11' 4" (2.12m x 3.46m)

Access from the living room with steps down to the snug / office with fitted carpet, radiator and double glazed window on the rear elevation with fitted blind. Double doors to storage in the eaves.

## INNER HALLWAY

Cloaks cupboard housing the newly fitted fuse board. Steps door to hallway with fitted carpet, radiator and doors to both bedrooms and bathroom. Exterior door to attractive entrance hallway

## BEDROOM ONE

11' 1" x 15' 11" (3.38m x 4.86m)

Spacious double bedroom with fitted neutral carpet, radiator and TV aerial point. Traditional sash window with fitted blind on the front elevation overlooking the courthouse and castle.

## BEDROOM TWO

10' 10" x 11' 4" (3.32m x 3.47m)

Fitted neutral carpet, radiator and built in wardrobes. Traditional sash window with fitted blind on the front elevation overlooking the courthouse and castle.

## BATHROOM

Fully tiled spacious bathroom with raised spa bath, low level WC, pedestal wash hand basin and double shower cubicle. Opaque traditional sash window on the front elevation with fitted blind.

## WC

White suite comprising of low level WC and pedestal wash hand basin. Wood flooring, radiator and storage cupboard with clothes rail.

## EXTERNALLY

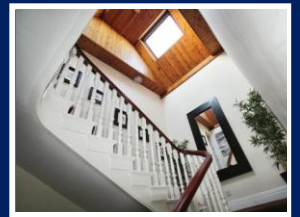
Attractive courtyard with seating areas surrounded by planted borders, flowers and trees. Bin area and gates to the street and car park. This is for the use of residents and is a communal area.

## ADDITIONAL INFORMATION

- Leasehold 900 years
- There are seven apartments at Pethgate Court and all residents have formed an association whereby a monthly fee is paid in the communal funds to cover maintenance of the building and cleaning of communal areas.
- Fees
- £85 per month – building insurance included
- Council Tax Band: C
- Tenure: Leasehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	61 D	
39-54	E		
21-38	F		



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off / disconnected or drained services or appliances - All measurements are approximate. MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.