

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**41 WEST PARK HIGH CHURCH MORPETH NE61 2JP**



- One bedroom flat
- Recently updated
- No further chain

- First floor
- Garden
- Energy Rating C

**Price £75,000**

# 41 WEST PARK HIGH CHURCH MORPETH NE61 2JP

A well proportioned, one bedroom flat situated on West Park within the High Church area of Morpeth. The flat has been recently updated and offers well presented accommodation convenient for access to local shops and public transport which serves the estate. Further town centre amenities are available within Morpeth including further links to the wider area by bus or train. The accommodation briefly comprises:- Entrance hall with stairs to first floor, landing, lounge, kitchen, double bedroom and bathroom with separate w.c. Externally there is a sizeable front garden.

An excellent first purchase or buy to let opportunity we recommend viewing at the earliest convenience.

## ACCOMMODATION

### ENTRANCE HALL

Entrance door to front. Stairs leading to first floor.

### FIRST FLOOR LANDING

Double glazed window to rear. Radiator. Cupboard housing Glowworm boiler.

### LOUNGE

*14'4" x 12'5" max (4.38 x 3.81 max)*

Double glazed window to rear. Radiator. Laminate floor. Gas fire to chimney breast. Spotlights to ceiling.



### KITCHEN

*7'10" x 13'5" max (2.4 x 4.11 max)*

Fitted with a range of wall and base units with roll top work surfaces. Single drainer sink unit with mixer tap. Plumbed for washing machine. Integrated gas hob and electric oven. Breakfast bar. Double glazed window to front.



### KITCHEN



### BEDROOM

*11'6" x 12'8" max (3.51 x 3.87 max)*

Double bedroom with double glazed window to front. Radiator. Sliding door fitted wardrobes.



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## BATHROOM/W.C.

Pedestal wash hand basin. Panelled bath with electric shower over. Double glazed window to rear. Radiator. Tiled walls.



## SEPARATE W.C.

Low level w.c. Double glazed window to rear. Tiled walls.

## EXTERNALLY

The property has it's own garden to the front. There is a path providing access for both the ground and first floor flats to the front and rear.

## TENJURE

Leasehold. We have been advised that the Lease is for a period of 125 years commencing 2001 at a Ground Rent of £10.00 per annum.

## GENERAL INFORMATION

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are reproduced for general information and it must not be inferred that any item is included for sale within the property.

## GOOGLE MAPS - GENERAL NOTE

If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

## HEATING


The condition of the heating system and/or other appliances is not known.


## VIEWING ARRANGEMENTS

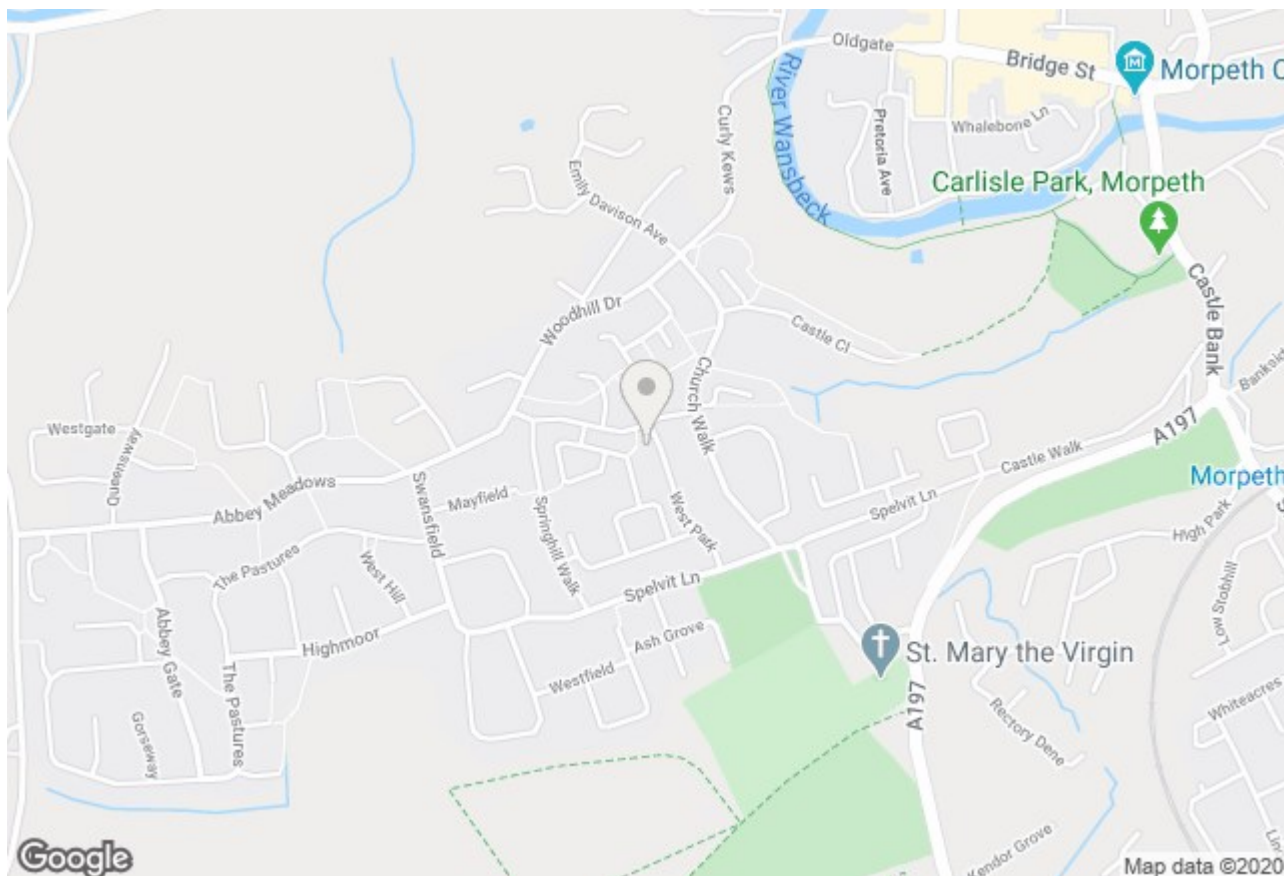
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

4/C/2020

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: [ashington@rickard.uk.com](mailto:ashington@rickard.uk.com)  
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: [morpeth@rickard.uk.com](mailto:morpeth@rickard.uk.com)  
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: [blyth@rickard.uk.com](mailto:blyth@rickard.uk.com)