

BRUNTON

RESIDENTIAL



GEORGE FITZROY COURT, ST. MARY PARK, NE61

Offers Over £160,000

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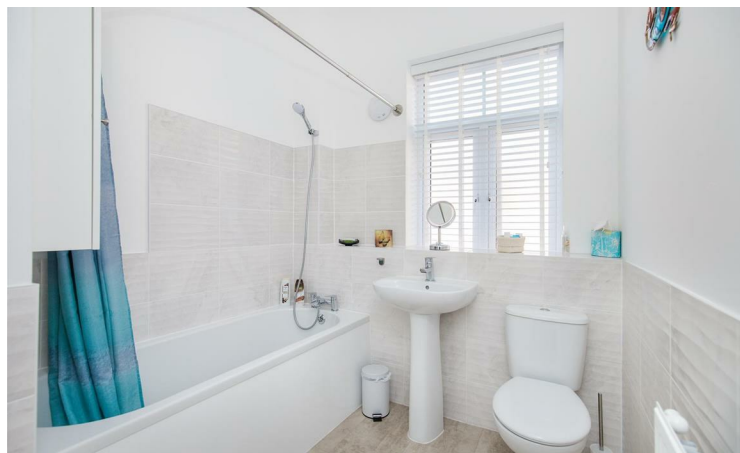




TWO BEDROOMS | MODERN APARTMENT | EXTENSIVE COMMUNAL GROUNDS

Brunton Residential are delighted to welcome to the market this two bedroom, first floor apartment set within the exclusive St Mary Park development in Stannington. This area is served well by road links to access Stannington Village and the nearby market town of Morpeth which offers an excellent range of shops, successful schooling for all ages, rail links and leisure facilities. Offering an open aspect overlooking the immaculate communal grounds, garage and allocated off street parking and a secure entry system this property is an ideal purchase for a variety of buyers.

Contact us to arrange a viewing.



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The apartment is immaculately presented throughout and offers high ceilings, neutral décor, and an abundance of natural light.

A welcoming entrance hallway provides access to all rooms and includes useful built in storage. The open-plan living space enjoys dual windows overlooking the landscaped grounds, creating a light-filled and relaxing living space. The adjoining modern kitchen is fitted with a range of contemporary wall and base units, tiled splashbacks, and integrated appliances.

The property boasts two bedrooms. The principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room with modern grey tiling and chrome fittings. The second bedroom is ideal as a guest room, study, or additional bedroom and is served by the main bathroom, which features a white three-piece suite with a shower over bath.

The property benefits from an allocated parking space and a private garage, providing secure parking and additional storage. Residents also have access to beautifully maintained communal gardens and surrounding green space, ideal for enjoying the peaceful setting and mature trees nearby.



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TENURE : Leasehold

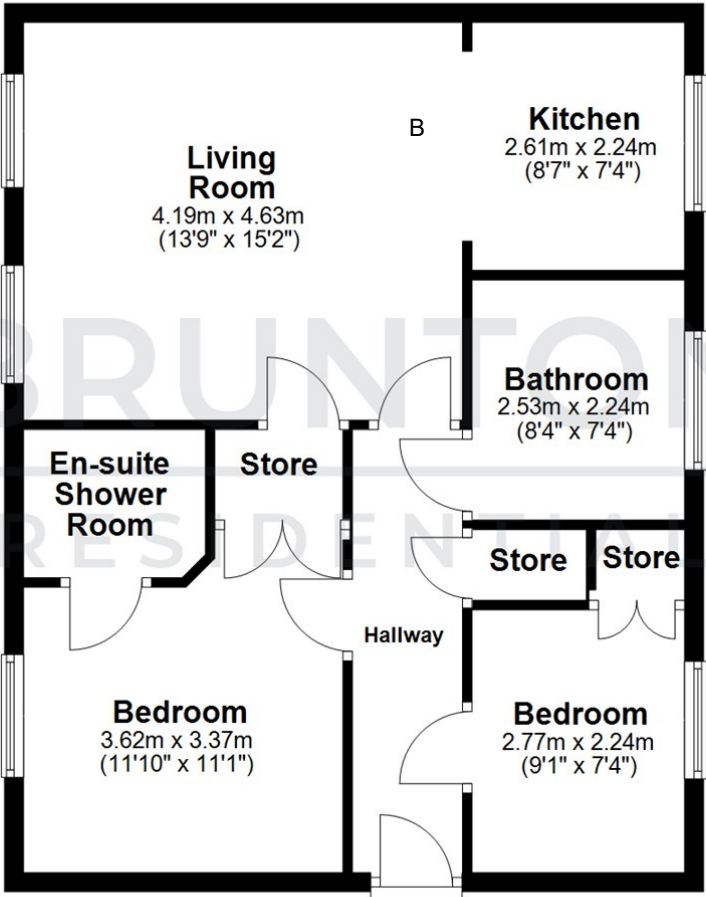
LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : B

EPC RATING : B

First Floor

Approx. 62.4 sq. metres (671.5 sq. feet)



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC