

# BRUNTON

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## RESIDENTIAL



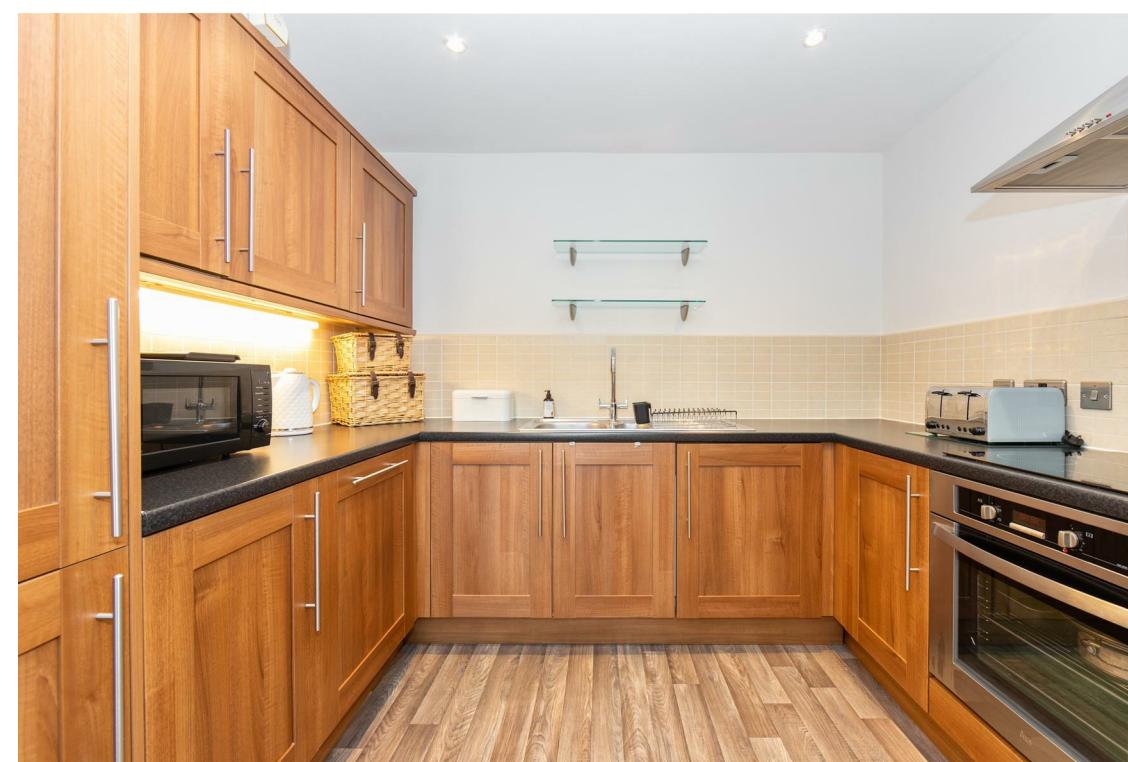
MANCHESTER STREET, MORPETH, NE61

Asking Price £195,000



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RESIDENTIAL





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Beautifully presented two-bedroom top-floor apartment is situated within the purpose-built central block of Royal Sovereign House, Manchester Street, Morpeth. Ideally positioned within easy reach of Morpeth town centre, the property enjoys a pleasant setting and an attractive outlook towards St. James's Church.

The apartment has been upgraded to a high specification throughout, with recent improvements made to the electrics, lighting, décor and en-suite facilities. The open-plan living area with vaulted ceilings creates a striking sense of space and light, complemented by a modern fitted kitchen with integrated appliances. Two well-proportioned double bedrooms, including a master bedroom with refitted en-suite, complete the accommodation.

There is secure and allocated underground parking for one vehicle while the building has a no smoking or pets policy. Benefiting from lift access, secure video communal entry system and a private balcony, this apartment offers both convenience and comfort in a highly desirable central Morpeth location.

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The internal accommodation comprises a secure communal entry system leading into a well-maintained communal hallway with lift access to the top floor. The apartment door opens into a welcoming hallway, which features a good-sized shelved storage cupboard housing the up-to-date and certified boiler, along with access to a loft hatch.

The main living space is a generously proportioned open-plan living room with vaulted ceilings and upgraded lighting, creating a bright and airy atmosphere. French doors open onto a private balcony with wood decking, enjoying a pleasant outlook towards St. James's Church and offering an ideal space to enjoy the evening sun. The living area flows seamlessly into the kitchen, which is fitted with cherry-wood finish wall and base units and includes integrated appliances comprising a fridge, freezer, dishwasher, washing machine, oven, electric hob and extractor. The apartment is presented to a high standard with tasteful décor throughout.

There are two double bedrooms, both benefiting from vaulted ceilings and windows to the front aspect. The master bedroom includes a good-sized built-in wardrobe with hanging rails and shelving, along with access to a refitted en-suite shower room featuring a walk-in shower cubicle with dual-head shower and panelled surrounds. The spacious family bathroom is fitted with a white suite with an over bath shower. Externally, the apartment benefits from secure communal access, lift facilities, and a private balcony veranda with wood decking overlooking St. James's Church. This property has a long lease with 979 remaining and no ground rent.



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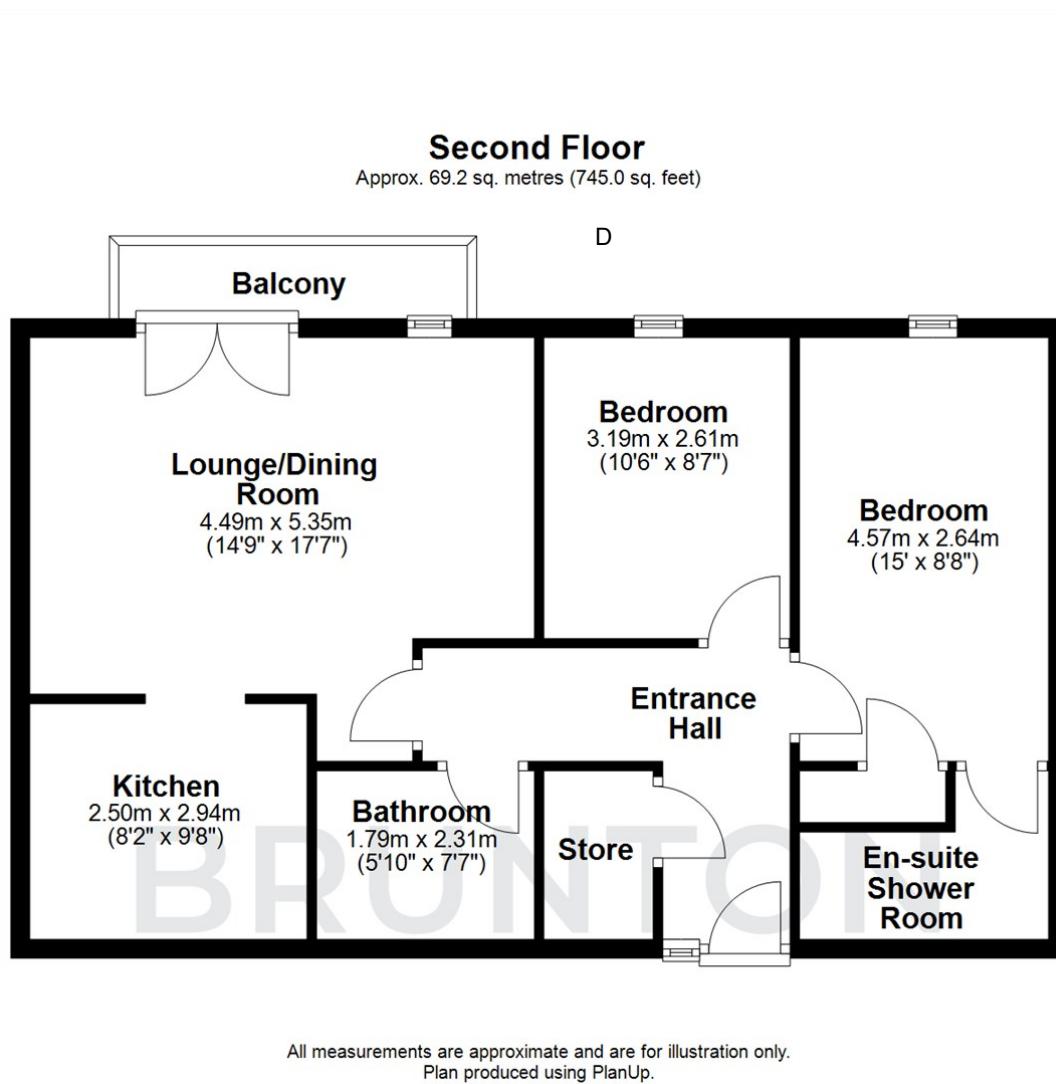
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TENURE : Leasehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : B



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs (92 plus) A	82	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

England & Wales

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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<sub>2</sub> emissions

England & Wales

EU Directive 2002/91/EC