

BRUNTON
RESIDENTIAL



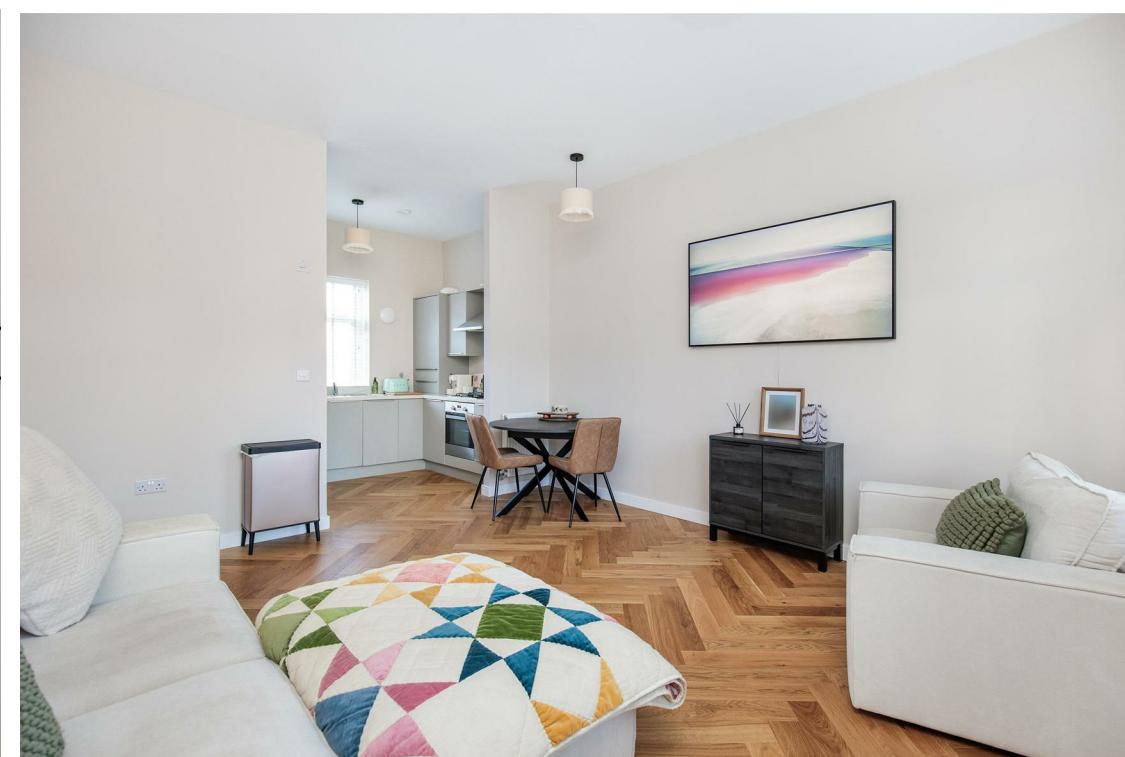
GEORGE FITZROY COURT, ST. MARY PARK, MORPETH, NE61

Offers Over £160,000

BRUNTON

RESIDENTIAL





BRUNTON
RESIDENTIAL



BRUNTON

RESIDENTIAL



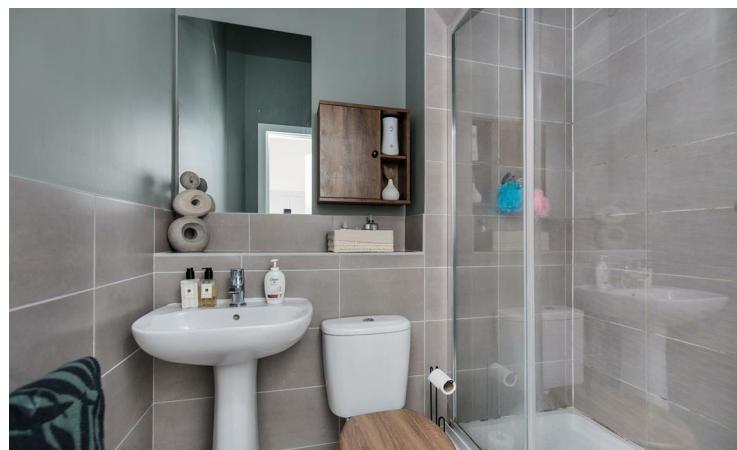
Well-presented first-floor two-bedroom apartment positioned within the sought-after George Fitzroy Court within St. Mary Park, Morpeth. The property enjoys attractive outlooks of this pleasant setting offering neatly maintained communal grounds with an on site bistro pub and sports facilities.

The apartment itself offers bright and comfortable accommodation that includes an open-plan lounge/dining room with hardwood flooring, a well-appointed kitchen with integrated appliances, and two bedrooms, with the master enjoying an en-suite shower room. A separate main bathroom serves guests and the second bedroom. Externally, the property benefits from a garage with a driveway for two vehicles.

St. Mary Park offers a peaceful residential environment while remaining within easy reach of Morpeth town centre, which provides independent shops, cafés, restaurants and highly regarded schools. The area benefits from strong transport links, including access to the A1, regular bus services and nearby rail connections at Morpeth Station, making this an appealing option for commuters, downsizers or first-time buyers seeking comfort and convenience.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

Entry to the building via a secure communal hallway, with stairs leading up to the first-floor landing. Upon entering the apartment, the hallway provides useful storage and features decorative half panelling to the walls.

The open-plan living space benefits from two windows that allow in plenty of natural light and is finished with wood flooring. The kitchen is fitted with integrated appliances including a washing machine, dishwasher, oven, gas hob, extractor, fridge and freezer.

The master bedroom is a well proportioned double room and benefits from its own en suite shower room. The second bedroom is currently arranged as a dressing room and serves well as an additional bedroom or home office. A separate main bathroom provides a bathtub.

Externally, the apartment benefits from a garage situated adjacent to the building, along with a driveway offering parking for two vehicles. The development presents a charming courtyard layout with pleasant outlooks that enhance its overall appeal.



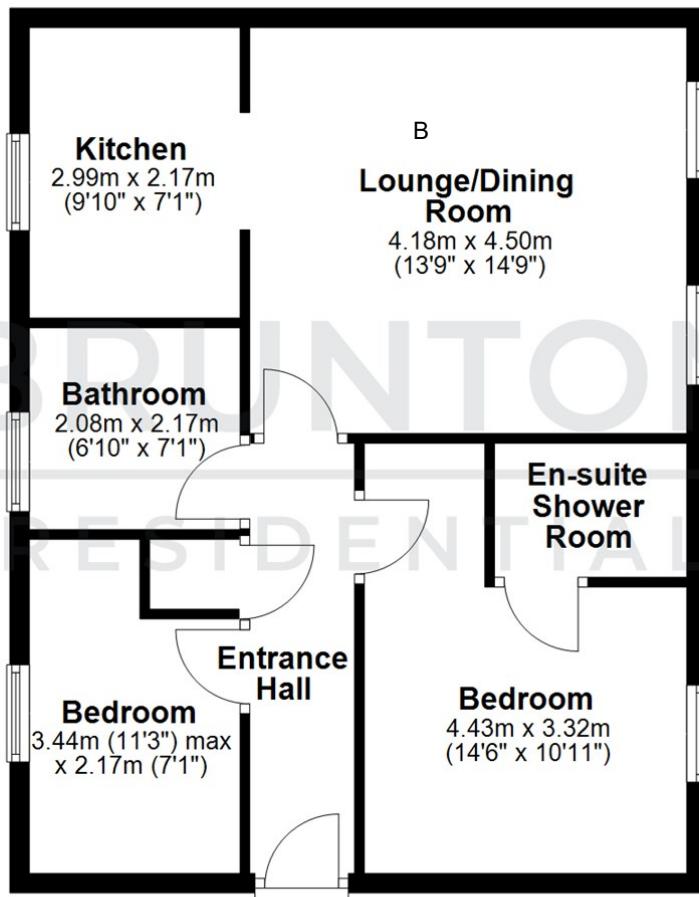
BRUNTON

RESIDENTIAL

TENURE : Leasehold

First Floor

Approx. 59.0 sq. metres (634.7 sq. feet)

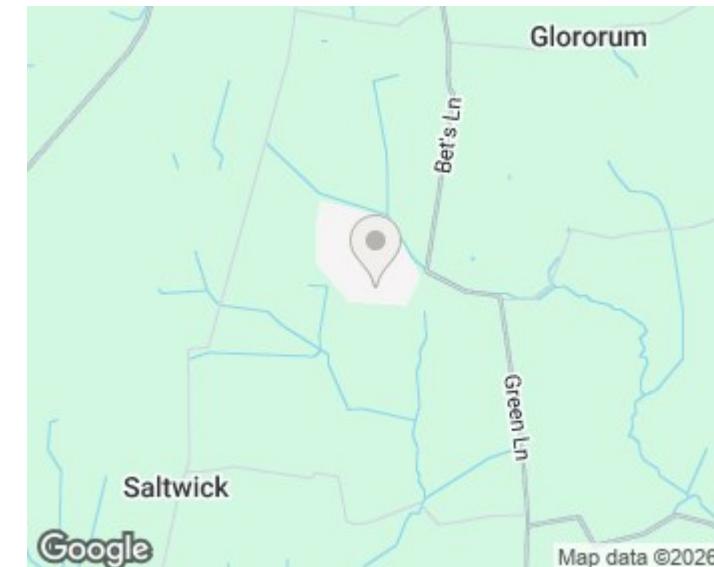


All measurements are approximate and are for illustration only.
Plan produced using PlanUp.

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	81	81
(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	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