

# BRUNTON

---

## RESIDENTIAL



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

**Offers Over £160,000**



# BRUNTON

---

## RESIDENTIAL









# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL



TWO BEDROOMS | EN SUITE | SECURE ENTRY SYSTEM

Brunton Residential are delighted to welcome to the market this simply stunning two bedroom first floor flat set within the exclusive St Mary Court in Morpeth with a South facing aspect overlooking the immaculate communal grounds, allocated off street parking and a garage.

For more information and to book your viewing please call our team on 01670 202 008



# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL

Overlooking the beautifully presented communal grounds with a South facing aspect, this stunning first floor apartment briefly comprises; communal entrance hallway with stairs leading to the first floor, apartment entrance with internal hallway, two bedrooms, bedroom one with en suite shower room, spacious lounge with two windows allowing light to flood in and the fully fitted kitchen with ample floor and wall units.

Externally there is a garage and drive offering off street parking as well as the immaculate surrounding gardens.

Situated on the picturesque St Mary Park, a stunning countryside location with a great community atmosphere and a semi-rural location but still accessible to all amenities, nestled in the heart of the Northumberland countryside.

Stannington Park offers the tranquillity of living in the countryside, with the convenience of being just 4 miles from Morpeth town centre. Newcastle is also just 14 miles away, allowing you to be in the city centre in around 20 minutes.

### Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.



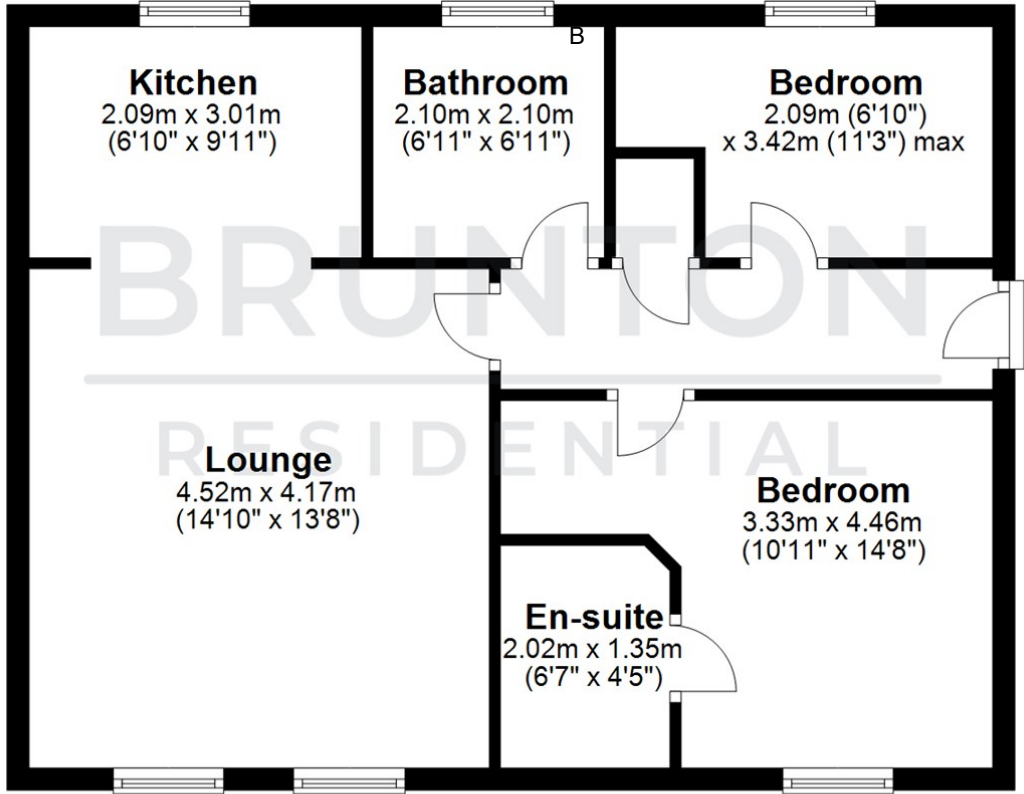


# BRUNTON

## RESIDENTIAL

### First Floor

Approx. 58.6 sq. metres (630.9 sq. feet)



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

TENURE : Leasehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : B

EPC RATING : B

SERVICES :



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	

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	