

BRUNTON

RESIDENTIAL

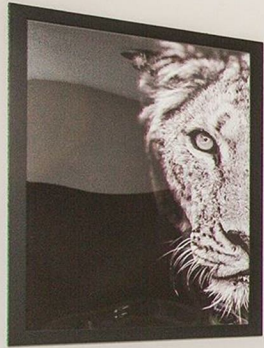


ST. MARY LANE, ST. MARY PARK, MORPETH

Asking Price £114,333

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MILK
MOCHA
COFFEE

FREE
BEER





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TWO BEDROOM - SPACIOUS APARTMENT - BEAUTIFULLY PRESENTED

Brunton Residential offer to the market this two bedroom apartment set within the sought after St Mary Park development in Stannington, Morpeth.

This property has a private entrance hallway, allocated parking bays, private patio garden and is beautifully decorated throughout.

This is offered on a Section 106 affordable housing scheme at a 70% percent of full market value with criteria that must be adhered to for each sale.

<https://www.northumberland.gov.uk/housing/affordable-housing/buying-and-selling-affordable-home>

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The entrance is into a private ground floor hallway with wood effect flooring and a door to the rear external. Stairs lead to a landing which access the inner hallway.

The spacious main reception room offers open plan living and has French doors onto a balcony area and is fitted with an excellent range of kitchen units with integral appliances. There are two double bedrooms, the master having fitted wardrobes storage, patio doors to balcony and an en suite shower room. The family bathroom leads from the hallway and is well appointed with a bathtub.

The courtyard set up offers a private garden area, two off street parking areas and the surrounding grounds if the estate are ideal for walks, while an on site bistro pub and newly constructed sports pitches offer leisure facilities.

This is an ideal opportunity to purchase 100% of the property at a reduced price of 70% for those meeting qualifying criteria. Contact us for more details.



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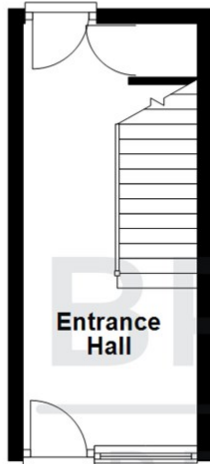
TENURE : Leasehold

LOCAL AUTHORITY : Northumberland CC

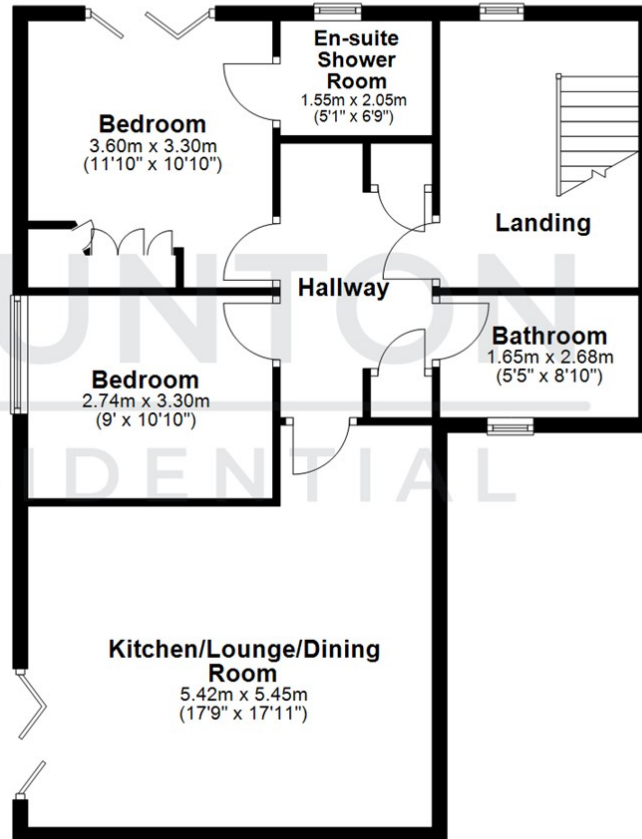
COUNCIL TAX BAND : B

EPC RATING : C

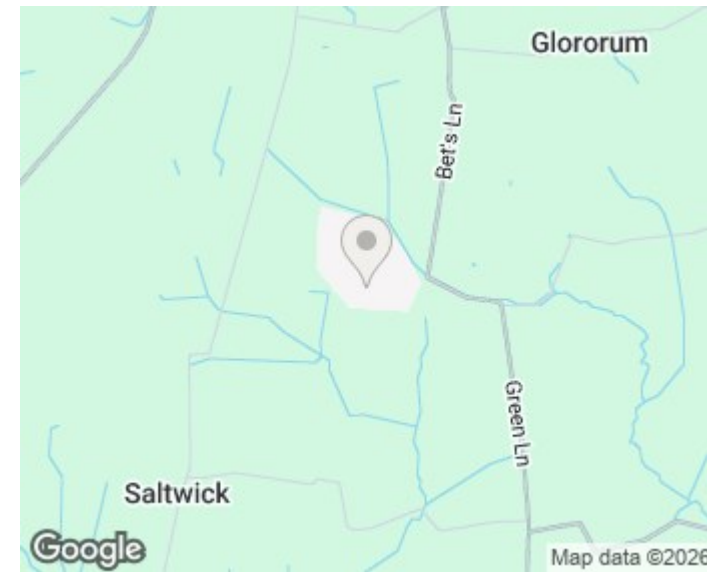
Ground Floor
Approx. 13.4 sq. metres (144.6 sq. feet)



First Floor
Approx. 74.3 sq. metres (799.3 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			
(69-80) C		79	79
(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 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	