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KINGS AVENUE, MORPETH, NE61

Offers Over £495,000

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Immaculately Presented & Modern First Floor Apartment Located within the Heart of Morpeth with Underfloor Heating Throughout, Lift Access and a Superb Open Plan Kitchen, Dining & Living Space, Large Utility/Laundry Room, Two Excellent Double Bedrooms, En-Suite Bathroom plus Separate Guest Shower Room, Delightful Communal Gardens & Two Secure Allocated Parking Spaces.

This beautifully presented, two-bedroom apartment is ideally placed within the prestigious Greystoke Apartment Development which is positioned on the coveted Kings Avenue, Morpeth. Kings Avenue is perfectly positioned within a short walk from Morpeth Town Centre, and enjoys a convenient position close to a variety of independent shops, cafes, restaurants and everyday amenities.

Morpeth also offers access to excellent leisure facilities, beautiful riverside walks and highly regarded state schooling, while the railway station provides direct rail services into Newcastle City Centre, Edinburgh and beyond.

The A1 is also easily accessible, making this an excellent choice for professionals, down-sizers and those seeking a well-connected home within one of Northumberland's most desirable market towns.

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The internal accommodation comprises: Communal entrance hall with secure entry phone system and lift and stair access to all floors. Private entrance at the first floor level which leads into a spacious central entrance hall with a useful storage cupboard and access to all rooms.

Beautifully presented throughout, this exceptional apartment offers a light and airy feel with soft neutral décor, recessed lighting and quality finishes. The hall also provides access to a stylish shower room featuring contemporary floor to ceiling tiling, a walk in shower enclosure, vanity unit and heated towel rail, along with a separate generous utility room fitted with gloss units, work surfaces, sink and plumbing for laundry appliances.

At the heart of the home is an impressive open plan kitchen, dining and living space extending to over 24ft in length and width. This generous reception space is flooded with natural light from multiple tall windows which provide an aspect overlooking the communal grounds. The kitchen is fitted with a sleek range of high gloss wall and base units, integrated appliances, with twin 'Neff' eye-level ovens, contrasting work surfaces and a breakfast bar, creating a practical space for both everyday living and entertaining. There is ample room for both dining and seating areas within this versatile layout.

The apartment then offers access to two well-proportioned double bedrooms, both benefitting from fitted wardrobes and views across the landscaped communal grounds. The main bedroom enjoys access to a private and contemporary en-suite bathroom with three piece suite, including bath, vanity storage, heated towel rail and elegant tiling. The second bedroom is served by a stylish shower room featuring a walk-in rainfall shower, vanity unit, heated towel rail and modern tiled finishes. Both the en-suite and shower room enjoy 'Villeroy & Boch' appliances.

Externally, the development is approached via a secure and well-maintained setting with secure off-road parking available via an electronic roller door which leads beneath the development. Further parking is available via two visitor parking bays which are positioned adjacent to the main entrance with further permit parking available on both Kings Avenue and De Merley Road.

Residents also benefit from beautifully landscaped communal gardens comprising extensive lawns, mature trees, established planting, paved walkways and seating areas, all creating an attractive outdoor environment surrounding this impressive apartment building.

With lift access, under-floor heating and a private secure store cupboard (situated in the undercroft parking area), this exceptional modern apartment simply demands an early inspection and viewings are strongly advised.



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TENURE : Leasehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : B

