

# BRUNTON

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## RESIDENTIAL

BRUNTON  
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FOR SALE

01670 202008 | bruntonresidential.com



**PETHGATE COURT, MORPETH, NE61**

Auction Guide £165,000

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FOR SALE BY MODERN AUCTION - SUBJECT TO RESERVE PRICE & RESERVATION FEE-  
GROUND FLOOR APARTMENT -GRADE II LISTED BUILDING

Brunton Residential are delighted to offer this ground floor apartment in Pethgate Court on Castle Square in the heart of Morpeth town centre. This spacious, two bedroom property offers ample living accommodation, two double bedrooms and is conveniently located close to local shops, restaurants and transport links.

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This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Accommodation briefly comprises; secure communal entrance and hallway leading to the property on the ground floor. Once inside the apartment, a central hallway leads to all rooms. There is a bright, spacious lounge area with two large windows allowing natural light to flood the space. The master bedroom has fitted wardrobes whilst the second bedroom could also make an excellent home office or nursery. The stylish kitchen offers a range of wall and floor units, coordinated work surfaces and some fitted appliances as well as a central island with additional storage and space for informal dining. The accommodation is rounded off with a tiled family bathroom with WC, basin, bath and walk-in shower. Externally, there is a communal patioed garden area with planted areas.

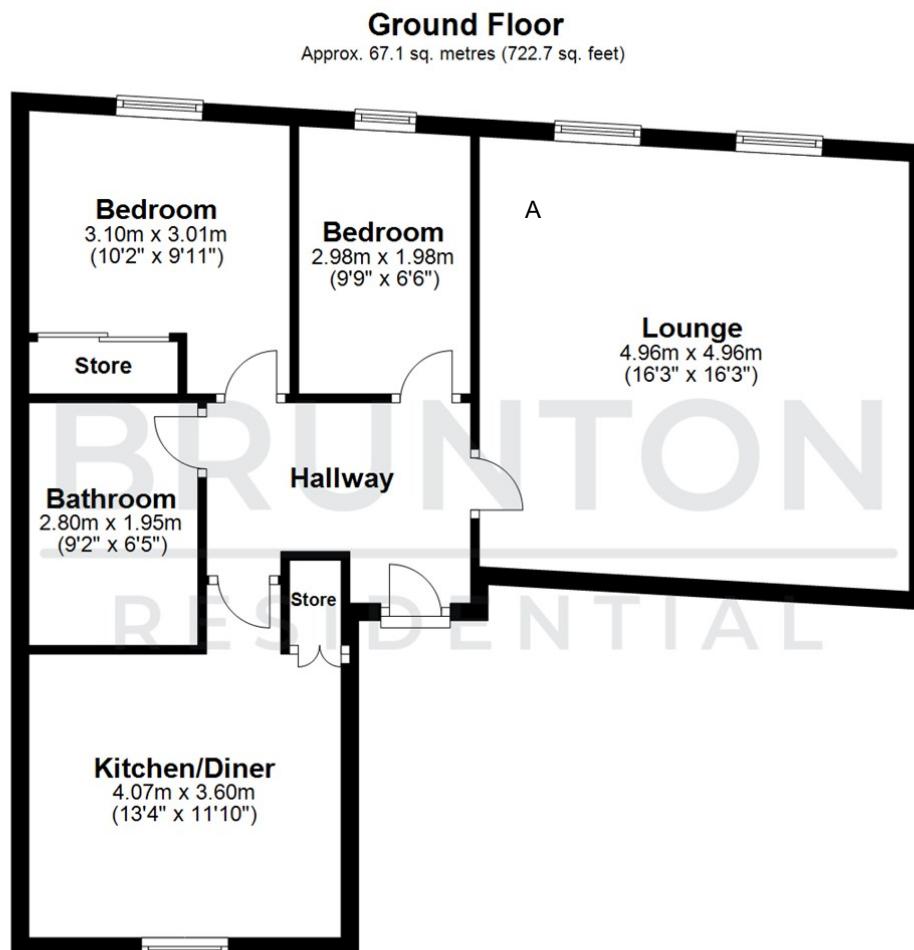


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## RESIDENTIAL

TENURE : Leasehold



LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : A

EPC RATING : D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	61	75
(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	61	75
(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