Greens Park, Warkworth, Morpeth, Northumberland

Offers Over £200,000



Full Description

As a main or second home, this second-floor property is perfectly placed to enjoy all that this most sought-after village and surrounding area has to offer. Elizabeth Humphreys Homes are delighted to bring to the market this unique 2 bedroomed apartment located in the Northumberland village of Warkworth boasting some of the best views of the castle itself. The property benefits from double glazed wooden windows, spacious living with lovely high ceilings, lockable parking space, electric heating and all the other usual mains connections. This desirable property is not to be missed!

Warkworth is a beautiful village steeped in history offering the opportunity for a unique shopping experience. The village is home to a variety of tea-rooms and pubs and is located on the banks of the river Coquet which offers the most tranquil of walks taking in the scenery and wildlife along the way. The village also has a local Primary School. Travel to Newcastle is only half an hour away and the market towns of Alnwick and Morpeth are easily accessible by both bus and car.

The front door opens into an entrance hallway which offers convenient access to the principal living spaces in addition to a useful storage cupboard.

Bathed in natural light, the lounge-diner is a superb dual aspect room with one window overlooking the side of the property and the other taking full advantage of views of Warkworth Castle: truly stunning! There is plenty of space to accommodate comfortable seating in addition to a dining table where you can enjoy meals whilst appreciating the glorious views.

The galley kitchen offers a good number of wall and base units with a light wood-look door complemented by a contrasting dark stone-look laminate work surface and light-coloured square splash back tiling. There is space for a free-standing fridge freezer and space and plumbing for a dishwasher. There is an under-bench oven and a four-burner hob beneath a chimney style extractor fan and a single bowl stainless steel sink. The kitchen incorporates a breakfast bar area with two seats where you can enjoy breakfast whilst catching glimpses of the river and trees beyond. Adjacent is a utility space where there is space and plumbing for a washing machine.

The principal bedroom is an impressively sized light and bright double room benefitting from en-suite facilities and excellent storage options including hanging and shelving space. Two windows to the side allow for a wealth of natural light to circulate. The en-suite comprises a double sized shower cubicle with a standard shower head within, a close coupled toilet with a push button behind, a full pedestal hand wash basin and a wall mounted mirrored storage unit. A conservation Velux window allows for natural light which illuminates the attractive tiling perfectly.

Bedroom 2 is a good-sized double room benefitting from a lovely dormer window capturing views towards the river to the front of the property. There are plenty of storage options available within this restful room.

The family bathroom, with shaped ceiling, comprises a close coupled toilet with a push button behind, a bath with a shower over behind a glass screen, a mirrored cabinet and a full pedestal hand wash basin. The space is finished with attractive sandstone-coloured tiling creating a crisp and fresh look.

Tenure: Leasehold
Council Tax: D, £2560.80
EPC: C
Service charge: 2691 p/y Paid in 10 monthly instalments
Ground Rent: £150.00 per year

Anti-Money Laundering Checks

We are required by law to carry out anti-money laundering checks on both sellers and buyers. These checks are administered through our secure online verification system, Kotini. We will provide Kotini with your relevant contact details, including your name, email address and telephone number, so that you can receive an invitation to complete the necessary checks online. We remain responsible for ensuring that all required checks and ongoing monitoring are carried out appropriately.
For sellers, the cost of these checks is included within our marketing fee, with no additional charge.
For buyers, a non-refundable fee of £60 (including VAT) per purchase is

payable for the required anti-money laundering checks. This fee must be paid, and the necessary checks completed satisfactorily, before we issue the Memorandum of Sale.

Important Note:
These particulars, whilst believed to be accurate, are set out as a general guideline and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including central heating and so cannot verify they are in working order or fit for their purpose. All measurements are approximate and for guidance only. If there is any point that is of particular importance to you, please contact us and we will try and clarify the position for you.

Features

- Stunning stone building
- Amazing Warkworth castle views
- Secure entry system
- Lockable parking space
- Light and spacious
- Very well presented
- Walk to Warkworth centre
- River walks
- Walk to the beach
- Great lockup and leave home
- Safe location

Contact Us

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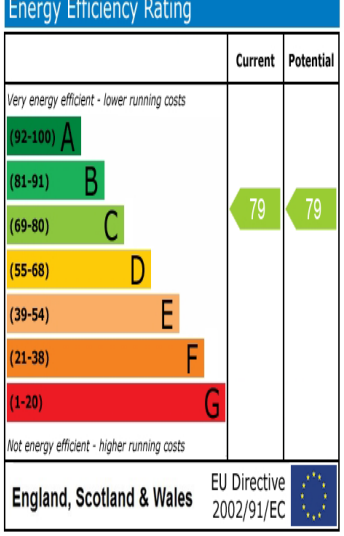












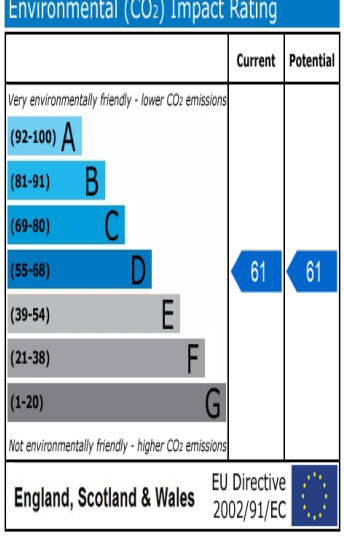
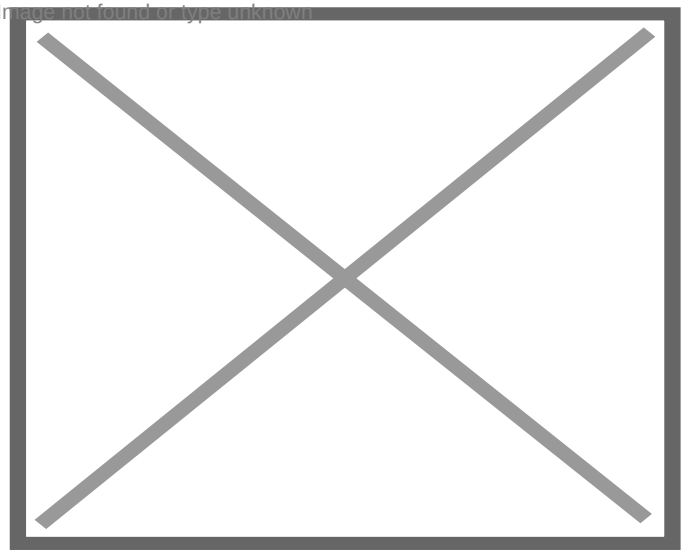
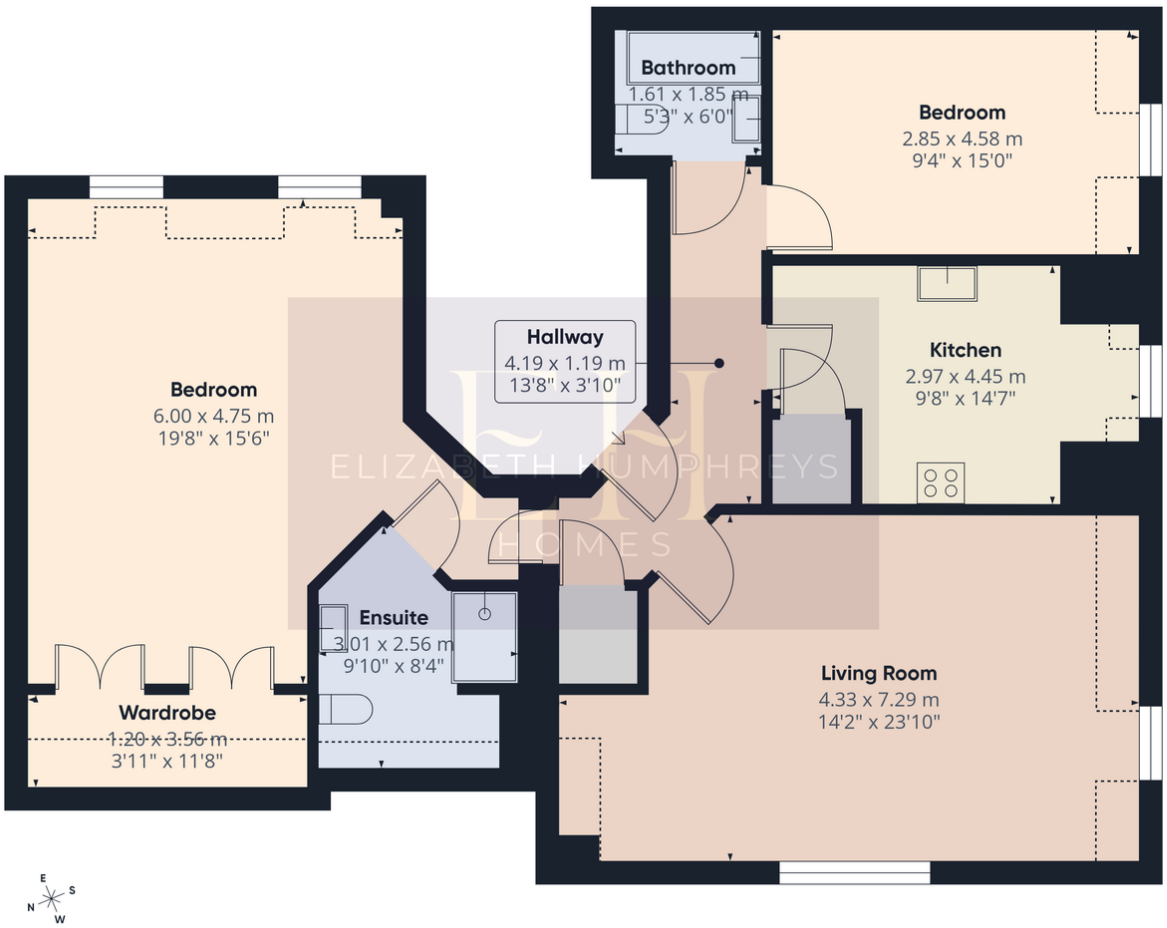


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Approximate total area(1)

102.8 m²

1107 ft²

Reduced headroom

8.3 m²

89 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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