



## Flat 5, 42a, Bullers Green

Offers In Region Of £200,000

🛏️ 2 🪑 2 🛋️ 1



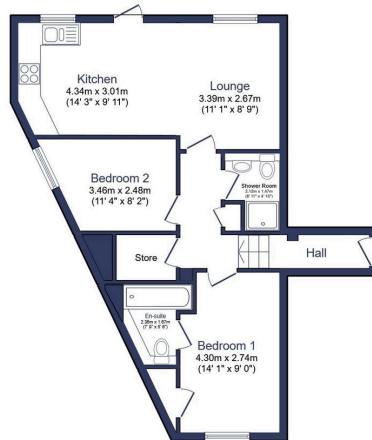
- Beautiful Ground Floor Apartment.
- Fitted Kitchen With Built In Appliances.
- Family Shower Room.
- Allocated Under Cover Parking Bay.
- Walking Distance To Town Centre.
- Good Size Front Aspect Lounge.
- Two Good Size Bedrooms. Master With En Suite Bathroom.
- Utility Room.
- Generous Front Garden.
- No Upper Chain.



## Two Bedroom Ground Floor Apartment - Walking Distance To Morpeth Town Centre.

Beautifully presented throughout, this two bedroom modern ground floor apartment briefly consist of a good size front aspect lounge, fully functional fitted kitchen with integrated appliances. Off the hall way you will find two bedrooms, family shower room and an on suite bathroom serving the master bedroom, there is also the added bonus of a utility room.

Externally there is a generous garden at the front of the property, at the rear is an allocated undercover parking bay. There is security code access to all floors via a lift. If your looking for a spacious ground floor apartment near the town centre then this property is a must view.



Total floor area 60.1 m<sup>2</sup> (647 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Energy performance certificate (EPC)																																		
Flat 5 42a Bunting Green Morpeth NE21 1BF	Energy rating <b>C</b>	Valid until: 24 April 2024 Certificate number: 3854-8124-9305-8625-7226																																
Property type	Ground-floor flat																																	
Total floor area	68 square metres																																	
<b>Rules on letting this property</b>																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read <a href="https://www.gov.uk/guidance/domestic-energy-ratings-property-owners-energy-efficiency-standards-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/domestic-energy-ratings-property-owners-energy-efficiency-standards-guidance">https://www.gov.uk/guidance/domestic-energy-ratings-property-owners-energy-efficiency-standards-guidance</a> ).																																		
<b>Energy rating and score</b>																																		
This property's energy rating is C. It has the potential to be C.		The graph shows this property's current and potential energy rating.																																
See how to <a href="#">improve this property's energy efficiency</a> .		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D			39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
Score	Energy rating	Current	Potential																															
92+	A																																	
81-91	B																																	
69-80	C																																	
55-68	D																																	
39-54	E																																	
21-38	F																																	
1-20	G																																	

eXp World UK Ltd is a registered company at Level 37, 25 Canada Square, London, E14 5LQ.

Registered company number is 12016573. VAT Registration Number is 327 4120 29