

# **Hawthorn Court** Gosforth

- Modern first floor apartment
- Two bedrooms
- 27ft lounge/dining room

- Fully integrated kitchen
- En suite shower room
- Secure allocated parking space

# Hawthorn Court £ 240,000

SAYER

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### Hawthorn Court, Gosforth

A modern two bedroom apartment located on the first floor of this much sought after residential development just off Gosforth High Street. The property benefits from a range of modern fixtures and fitting featuring a fully integrated kitchen, 27ft lounge/dining room, en suite shower, double glazing and gas fired central heating. There is also a secure allocated parking space.

#### ENTRANCE DOOR LEADS TO: ENTRANCE HALL

Airing cupboard housing combination boiler.

# LOUNGE/DINING ROOM 27'4 x 12'1 into 7'7 (8.33 x 3.68-2.31m)

Window, two radiators.

#### KITCHEN 15'6 x 9'3 (4.72 x 2.82m)

1 ½ bowl sink unit, built in gas oven, built in electric hob, fridge, freezer and washing machine.

#### BATHROOM ONE 11'1 x 9'11 (3.38 x 3.02m)

Double glazed window, fitted wardrobes, radiator.

#### **EN SUITE SHOWER ROOM**

Three piece suite comprising step in shower cubicle, pedestal wash hand basin, low level WC, part tiled walls, extractor fan, radiator.

#### BEDROOM TWO 8'11 x 8'10 (2.72 x 2.69m)

Double glazed window, fitted wardrobes, radiator.

#### BATHROOM/W.C.

Important Note: Rook Matthews Sayer (RMS) for themselves and for these particulars are produced in good faith, are set out as a ger

ification from their solicitor. No persons in the e

ation to this property

measurements indicated are supplied for guidance only and as su measurements before committing to any expense. RMS has not tes interests to check the working condition of any appliances. RMS has

Three piece suite comprising panelled bath with shower over, wash hand basin, set in vanity unit, low level WC, part tiled walls, radiator, extractor fan.

#### PRIMARY SERVICES SUPPLY

Electricity: Gas Water: Mains Sewerage: Mains Heating: Gas Broadband: Fibre Mobile Signal Coverage Blackspot: No Parking: Allocated Parking Space

#### MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### **RESTRICTIONS AND RIGHTS**

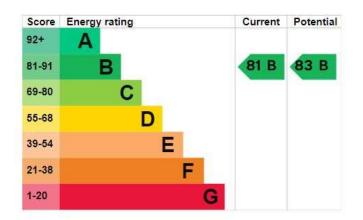
Conservation Area? YES Restrictions on property? YES

#### TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs. Length of Lease: 125 years from May 2000 Ground Rent: £50.00 per annum. Planned increase TBC Service Charge: £214.70 per month Any Other Charges/Obligations: N/A

#### COUNCIL TAX BAND: C EPC RATING: B

GS00013834.DJ.PC.15.04.24.V.1



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## Hawthorn Court, Gosforth











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