



## Hawthorn Court

Gosforth

- Modern first floor apartment
- Fully integrated kitchen
- Two bedrooms
- En suite shower room
- 27ft lounge/dining room
- Secure allocated parking space

**£ 230,000**

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12 Gosforth Shopping Centre, Gosforth, NE3 1JZ

ROOK  
MATTHEWS  
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.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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