

Ettrick Lodge Gosforth

- Well appointed flat
- Two bedrooms
- Residential development for the
 Residents parking
- Pleasant southerly facing aspect
- Quality fitted John Lewis kitchen

over 55s

Offers Over **£ 135,000**



Ettrick Lodge, Gosforth

A well appointed two bedroom flat for the over 55s located on the third floor of this popular residential development on The Grove in central Gosforth. The property occupies a pleasant southerly facing aspect together with a quality fitted John Lewis kitchen with four high quality 'magic corner' shelves maximising space to offer great storage. Also benefitting from a modern bathroom suite with step in double shower. There is lift access within the development together with laundry, lovely gardens, residents parking and in house manager. Gosforth High Street and South Gosforth metro are within easy walking distance.

ENTRANCE DOOR LEADS TO: ENTRANCE HALL

Built in cupboard, airing cupboard housing hot water cylinder, storage heater.

LOUNGE 16'2 x 12'0 (4.93 x 3.66m)

Double glazed bay window, entry phone, coving to ceiling, storage heater.

KITCHEN 8'9 x 7'9 (2.67 x 2.36m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in electric oven, built in ceramic hob, space for automatic dish washer, double glazed window.

BEDROOM ONE 12'7 (plus doorway) x 9'2 (3.84 x 2.79m)

Double glazed window, fitted wardrobes with sliding doors, fitted cupboards and shelves, wall mounted electric heater.

BEDROOM TWO 9'0 (plus doorway) x 8'5 (2.74 x 2.57m)

Double glazed window, built in cupboard, wall mounted electric heater.

SHOWER ROOM

Step in shower cubicle with electric shower, wash hand basin with set in vanity unit, low level WC, tiled walls, shaver point, heated towel rail, extractor fan.

COMMUNAL GARDENS

RESIDENTS PARKING

PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Electric Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Communal Parking

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: 99 years from May 2014 Ground Rent: Included in service charge. Service Charge: £213.00 per [month

Any Other Charges/Obligations: [xx & explain]

COUNCIL TAX BAND: D **EPC RATING:** C

GS00014991.DJ.PC.15.05.24.V.2

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16 Branches across the North-East



Ettrick Lodge, Gosforth

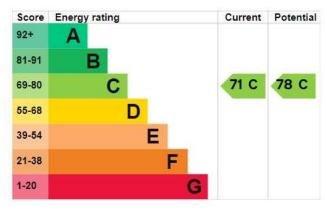












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