



Grove Park Oval Gosforth

- Modern executive apartment
- Fully integrated kitchen
- Allocated parking space
- One bedroom
- Southerly facing balcony
- Easy walking distance to the high street

Offers Over **£ 175,000**

0191 284 7999
12 Gosforth Shopping Centre, Gosforth, NE3 1JZ

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
gosforth@rmsestateagents.co.uk

Grove Park Oval, Gosforth

An opportunity to purchase this modern one bedroom executive apartment located within the sought after Grove Park development in central Gosforth. The apartment benefits from a range of quality fixtures and fittings together with fully integrated kitchen, southerly facing balcony and allocated parking space. It is well positioned within easy walking distance to the high street with its range of bars, restaurants and coffee shops as well as sough Gosforth metro station with frequent transport links to the city centre and Newcastle International Airport.

ENTRANCE DOOR LEADS TO: ENTRANCE HALL

Entrance door, airing cupboard housing hotwater cylinder, hardwood flooring.

LOUNGE/KITCHEN 23'7 x 12'7 into 8'5 (7.19 x 3.84-2.57m)

Fitted with a range of wall and base units, built in electric oven, built in electric hob, extractor hood, integrated fridge, freezer and washing machine, wall mounted electric heater, hardwood flooring, double glazed window, double glazed door.

BEDROOM ONE 14'5 (max) x 9'10 (4.39 x 3.00m)

Double glazed window, fitted wardrobes.

BATHROOM/W.C.

Three piece suite comprising panelled bath with shower over, wash hand basin, low level WC, part tiled walls, tiled floor, heated towel rail, extractor fan.

COMMUNAL GARDENS

ALLOCATED PARKING SPACE

PRIMARY SERVICES SUPPLY

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

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

Restrictions on property? Pets, running a business, parking boats, caravans or mobile homes on site are prohibited.

ACCESSIBILITY

This property has accessibility adaptations:

- Lift access

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: 199 years from 2003 Service Charge (includes ground rent, building insurance and water): £211.56 per months - Review Period: TBC - Increase Amount: TBC

COUNCIL TAX BAND: C

EPC RATING: TBC

GS00015076.DJ.PC.13.06.24.V.1

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.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East



Grove Park Oval, Gosforth



Waiting on EPC

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.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

