



## Akeld Court South Gosforth

- Well presented second floor flat
- Double glazing
- Two bedrooms
- Close to metro
- Garage in block
- Extended lease

Offers Over **£ 119,000**

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12 Gosforth Shopping Centre, Gosforth, NE3 1JZ

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SAYER

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# Akeld Court, South Gosforth

A well appointed two bedroom flat located within this popular residential development in South Gosforth. The property is ideally suited for a first time buyer or investment opportunity is conveniently located within easy walking distance to South Gosforth Metro station, Jesmond Dene and The Freeman Hospital. Gosforth High Street is a short distance away. It also benefits from an extended lease and a garage.

Briefly comprising secure communal entrance with staircase leading to the second floor. There is a sitting room together with a fully fitted kitchen, two double bedrooms and a family bathroom with shower. The property also benefits from UPVC double glazing, electric heating and garage in a separate block.

## ENTRANCE HALL

Entrance door, built in cupboard, storage heater.

## LOUNGE 16'3 x 10'4 (4.95m x 3.15m)

Double glazed bay window, laminate flooring, storage heater.

## KITCHEN 8'0 x 7'0 (2.44m x 2.13m)

Fitted with a range of wall and base units, single drainer sink unit, electric cooker point, integrated fridge and freezer, space for auto washer, tiled splash back, double glazed window.

## BEDROOM ONE 10'7 x 9'7 (3.22m x 2.92m)

Double glazed window, built in wardrobe, laminate flooring, storage heating.

## BEDROOM TWO 12'8 x 8'5 (3.86m x 2.57m)

Double glazed window, built in cupboard housing hot water cylinder.

## BATHROOM

White coloured three piece suite comprising panelled bath, electric shower over, pedestal wash hand basin, tiled flooring, low level w.c, part tiled walls.

## COMMUNAL GARDENS

## GARAGE

In separate block

## PRIMARY SERVICES SUPPLY

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

## 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.

## 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: [xx] years from [xDateX]

Ground Rent: Included in service charge

Building Insurance: Included in service charge

Service Charge: £100.14 per month - Review Period: TBC -

Increase Amount: TBC

## COUNCIL TAX BAND: A

## EPC RATING: D

GS00015123.DJ.PC.04.07.24.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



# Akeld Court, South Gosforth



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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