



Grove Park Crescent Gosforth

- No onward chain
- Two bedrooms
- Superb top floor apartment
- Juliette balcony
- Lift access
- Easy walking distance to Gosforth High Street
- Allocated parking space

Offers In The Region Of **£ 275,000**

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ROOK
MATTHEWS
SAYER

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Grove Park Crescent, Gosforth

No onward chain. A superb 2 bedroom top floor apartment located within the sought after Grove Park development in central Gosforth. The property is presented to the highest of standards and benefits from a range of quality fixtures fittings throughout. Key features include lift access, fully integrated kitchen with granite work surfaces, 2 double bedrooms with en suite to master bedroom, Juliette balcony, fitted wardrobes and allocated parking space. It also features a modern replacement central heating boiler with 7 year guarantee remaining and UPVC double glazing. The property is well positioned within easy walking distance to Gosforth High Street as well as South Gosforth Metro station.

ENTRANCE DOOR LEADS TO: SECURE COMMUNAL ENTRANCE

Lift access to second floor.

RECEPTION HALL

Entrance door, video entry phone, storage cupboard, built in cupboard housing combination boiler, access to roof space, radiator.

LOUNGE/DINING ROOM 21'0 x 15'11 into 11'10 (6.40 x 4.85-3.61m)

Double glazed window, coving to ceiling, double glazed French door to Juliette balcony, two double radiators.

KITCHEN 9'8 (max) x 14'6 (max) (2.95 x 4.42m)

Fitted with a range of wall and base units with granite work surfaces, 1 ½ bowl sink unit, extractor hood, range cooker with gas hob and electric oven, integrated washer/dryer machine, dishwasher, microwave, fridge and freezer, double glazed window.

MASTER BEDROOM 12'8 x 11'1 into 9'0 (3.86 x 3.56-2.74m)

Double glazed window, fitted wardrobes, coving to ceiling, radiator.

EN SUITE SHOWER ROOM

Hans Grohe fittings, step in shower cubicle, wash hand basin, low level WC, tiled walls, tiled floor, shaving point, towel rail radiator, extractor fan.

BEDROOM TWO 15'0 (max) x 11'2 (max) (4.57 x 3.40m)

Double glazed window, fitted wardrobes, coving to ceiling, radiator.

BATHROOM/W.C.

Hans Grohe fittings, three piece suite comprising: panelled bath with shower over, wash hand basin, low level WC; tiled walls, tiled floor, shaver point, towel rail radiator, extractor fan.

COMMUNAL GARDENS

ALLOCATED PARKING

PRIMARY SERVICES SUPPLY

Electricity: Mains
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

Restrictions on property? Yes – No pets or parking boats, caravans or mobile homes allowed

ACCESSIBILITY

This property has accessibility adaptations:

- Lift access to top floor

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 Jan 2003

Ground Rent: £250.00 per annum. Planned increase TBC

Service Charge (including building insurance: £314.00 per month x10

Any Other Charges/Obligations: N/A

COUNCIL TAX BAND: C

EPC RATING: C

GS00015141.DJ.PC.12.07.24.V.3

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	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.

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



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