



Bowes Court South Gosforth

- Over 55's
- Two bedrooms
- Residents parking
- First floor flat
- Fully fitted kitchen
- Access to metro station, local shops and amenities

Guide Price **£ 60,000** for 70% Share

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

ROOK
MATTHEWS
SAYER

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

Bowes Court, South Gosforth

An opportunity to purchase this 2 bedroom first floor flat for the over 55s. The property is well positioned within easy access to South Gosforth Metro station, local shops and amenities. It benefits from UPVC double glazing and gas fired central heating. There is also residents parking. The property also comes with access to a garden that does not belong to Home Group.

Briefly comprising entrance hallway with staircase leading to the first floor. There is a good size sitting room which leads to an inner hallway with radiator and access to the loft. There is a fully fitted kitchen together with 2 bedrooms one which features fitted wardrobes. There also a bathroom with separate shower.

ENTRANCE DOOR LEADS TO: ENTRANCE HALL

Double glazed entrance door, staircase to first floor.

LOUNGE 15'5 x 11'6 (4.70 x 3.51m)

Double glazed window, coving to ceiling, radiator.

KITCHEN 8'10 x 7'6 (2.69 x 2.29m)

Fitted with a range of wall and base units, electric cooker point, space for automatic washer, tiled splash back, double glazed window.

INNER HALL

Access to loft space, radiator.

BEDROOM ONE 10'5 x 9'5 (3.18 x 2.87m)

Double glazed window, radiator.

BEDROOM TWO 9'6 x 3'10 (to wardrobe) (2.90 x 1.17m)

Double glazed window, fitted wardrobes with sliding doors, laminate flooring, radiator.

BATHROOM/W.C.

Four piece suite comprising: panelled bath, pedestal wash hand basin, step in shower cubicle with electric shower, low level WC. Tiled splash back, heated towel rail.

RESIDENTS PARKING

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
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.

RESTRICTIONS AND RIGHTS

Restrictions on property? Over 55's only

TENURE

Shared Ownership.
60 years from 2002 (38 years remaining) – Lease renews to 60 years with every purchase
It is understood that this property is Shared Ownership. 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.
Share For Sale: 70%
Service Charge: £285.00 per annum. Review Period: Annually - Increase Amount: TBC
Any Other Charges/Obligations: Building Insurance: £284.00 per annum. Management fee: £236.00 per month

COUNCIL TAX BAND: B

EPC RATING: TBC

GS00015199.DJ.PC.04.09.24.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



Bowes Court, South 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

