



## Stable Lane Gosforth

- Spacious apartment
- Large sitting room with balcony
- Allocated parking space
- 3 bedrooms
- En suite shower room
- Close to local shops and transport links

Guide Price **£ 190,000**

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ROOK  
MATTHEWS  
SAYER

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# Stable Lane, Gosforth

A very well appointed and deceptively spacious apartment located within this small and secluded residential development on the outskirts of Gosforth. The property benefits from a range of modern fixtures and fittings and features a large sitting room with balcony, good size breakfasting kitchen, en suite to master bedroom and utility. There is also an allocated parking space. It is conveniently located close to local shops and transport links as well as being a short distance to the A1 motorway and central Gosforth.

Briefly comprising trance hallway with staircase leading to the first floor. There is a large sitting room with French doors leading to a private balcony together with a good size breakfasting kitchen with integrated appliances. There are 3 bedrooms with the master benefitting from an en suite shower. There is also a family bathroom and a utility. The property benefits from UPVC double glazing, gas fired central heating and allocated parking space.

## ENTRANCE DOOR LEADS TO: ENTRANCE HALL

Double glazed entrance door, double glazed window, staircase to first floor.

## SITTING ROOM 14'8 x 14'5 (4.47 x 4.39m)

Double glazed French door to balcony, coving to ceiling, laminate flooring.

## BREAKFASTING KITCHEN 12'11 x 12'0 (3.94 x 3.66m)

Fitted with a range of wall and base units, built in electric oven, built in hob, extractor hood, integrated dishwasher, fridge and freezer, radiator, double glazed window window to rear, laminate flooring.

## UTILITY 7'2 x 5'2 (2.18 x 1.57m)

Wall and base cupboards, sink unit, space for automatic washer, extractor fan, combination boiler, laminate flooring, double glazed window, radiator.

## FIRST FLOOR LANDING

Walk in cupboard, laminate flooring, radiator.

## BEDROOM ONE 14'6 x 9'3 (4.42 x 2.82m)

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

## EN SUITE SHOWER ROOM

Step in shower cubicle, pedestal wash hand basin, low level WC, part tiled walls, laminate floor, extractor fan, radiator.

## BEDROOM TWO 9'8 (plus doorway) x 8'3 (2.95 x 2.51m)

Double glazed window, laminate flooring, radiator.

## BEDROOM THREE 8'4 x 7'3 (2.54 x 2.21m)

Double glazed window, laminate flooring, radiator.

## FAMILY BATHROOM

Three piece suite comprising: panelled bath, pedestal wash hand basin, low level WC, tiled walls, radiator, extractor fan, double glazed frosted windows.

## ALLOCATED PARKING SPACE

## PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband: ADSL  
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 parking boats, caravans, or mobile homes on building.

## 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: 125 years from 2001 (102 years remaining)

Ground Rent: N/A

Service Charge: £82.50 per month - Review Period: TBC - Increase Amount: TBC

## COUNCIL TAX BAND: C

## EPC RATING: C

GS00015211.DJ.PC.23.09.24.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 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.

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