



Saville House | Gosforth | NE3 1NE

Offers Over £325,000

Viewing comes recommended on this super stylish apartment located within this secluded private courtyard development just off The Grove in central Gosforth. The property boasts in excess 1000 sq ft floor area with a fabulous open plan sitting room with southerly facing aspect. It comes with a range of quality fixtures and fittings throughout with fully integrated kitchen with granite work surfaces. There are 2 double bedrooms, master en suite and a family bathroom with separate shower. It also benefits from hardwood double glazed windows and gas fired central heating via combination boiler. Externally is an allocated parking space together with well-maintained communal gardens. The property is conveniently located within easy walking distance to the High Street with its range of shopping facilities, restaurants and coffee shops. South Gosforth Metro station is a short distance away.

The development is accessed via an electronically operated gate which leads to the communal courtyard. There is a secure communal entrance with staircase leading to the first floor. There is an entrance hallway with large walk in cupboard which leads to a fabulous light and airy open plan sitting room/kitchen with hardwood flooring and bay window benefitting from a southerly facing aspect. The kitchen comprises a range of quality fitted wall and base units with granite work surfaces and integrated appliances. There are 2 double bedrooms with the master featuring an en suite shower. There is also a 4 piece bathroom suite with separate shower. The property also benefits from quality fitted hardwood double glazed windows and gas fired central heating. Externally are well maintained communal gardens and an allocated parking space.

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Apartment within private courtyard

Boasts in excess 1000 sq ft

2 double bedrooms

Southerly facing aspect

4 piece bathroom suite

**Communal gardens and an
allocated parking space**

For any more information regarding the property please contact us today

SECURE COMMUAL ENTRANCE

Staircase to 1st floor.

ENTRANCE HALL

Entrance door, walk-in cupboard, entry phone, radiator, cornice to ceiling.

OPEN PLAN SITTING ROOM/KITCHEN 30'5 (into bay) x 20'0 (into alcove) (9.27 x 6.10m)

Double glazed bay window, granite inset & hearth, fireplace, cornice to ceiling, two double radiators.

Fitted with a range of high gloss wall and base units with granite work surfaces, 1 ½ bowl sink unit, hardwood flooring, integrated washing machine, dishwasher, fridge and freezer, built in double oven, built in gas hob, extractor fan, tiled splash back.

BEDROOM ONE 13'2 (max) x 12'0 (4.01 x 3.66m)

Double glazed window, radiator.

EN SUITE SHOWER ROOM

Step in shower cubicle, pedestal wash hand basin, low level WC, part tiled walls, shaver point, heated towel rail, extractor fan, Amtico flooring.

BEDROOM TWO 14'10 x 7'8 (4.52 x 2.34m)

Double glazed windows, built in cupboard housing combination boiler, double radiator.

BATHROOM/W.C.

Panelled bath, step in shower cubicle, pedestal wash hand basin, low level WC, Amtico flooring, part tiled walls, shaver point, heated towel rail, extractor fan.

COMMUNAL GARDENS

Allocated parking space.

T: 0191 284 7999

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: Communal Parking Space

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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 site.

TENURE

Leasehold (and a share of freehold title). 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. 125 years from 2006 (106 years remaining)

Ground Rent: N/A

Service Charge (including building insurance): £95.00 per months - Review Period: April 2026 - Increase Amount: TBC

COUNCIL TAX BAND: D

EPC RATING: B

GS00015870.DJ.PC.15.10.25.V.2



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	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



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.

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