



RMS | Rook
Matthews
Sayer

Hunters Court | South Gosforth | NE3 1SP

Offers Over £75,000



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Traditional second floor flat

Property offers great potential

Secure communal entrance

Double bedroom

Floor to ceiling sitting room
window

Close to South Gosforth metro
station, local shops and
amenities

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An opportunity to purchase this traditional 1 bedroom flat in need of renovation located on the second floor of this popular residential development in South Gosforth. The property offers great potential and is conveniently located close to South Gosforth metro station as well local shops and amenities. Briefly comprising secure communal entrance with staircase leading to the second floor. There is an entrance hallway with good size sitting room with floor to ceiling window. There is a kitchen together with a bathroom and double bedroom with fitted wardrobe. There is mains gas to the flat together with partial double glazing.

SECURE COMMUNAL ENTRANCE DOOR

ENTRANCE HALL

Two built in cupboards.

LOUNGE 16'3 x 11'6 (4.95 x 3.51m)

Double glazed window.

KITCHEN 9'6 x 6'8 (2.90 x 2.03m)

Base units, single drainer sink unit, gas cooker point, tiled splash back, built in cupboard, window.

BEDROOM ONE 10'6 x 10'4 (3.20 x 3.15m)

Window, built in cupboard.

BATHROOM/W.C.

Three piece suite comprising panelled bath, pedestal wash hand basin, low level WC, part tiled walls.

COMMUNAL GARDENS

RESIDENTS PARKING

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: Communal Parking

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. 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: 999 years from November 1969
(942 years remaining)

Ground Rent: £15.00 per annum - Review Period: TBC - Increase Amount: TBC

Service Charge (including building insurance): £672.66 per 6 months - Review Period: 01/05/26 - Increase Amount: TBC

COUNCIL TAX BAND: A

EPC RATING: TBC

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WAITING ON EPC RATING



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 interest 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.

