



RMS | Rook
Matthews
Sayer

Grove Park Oval | Gosforth | NE3 1EF

Offers Over £250,000



Executive ground floor apartment

2 double bedrooms

Full width balcony

Fully integrated kitchen

Secure underground parking

**Easy walking distance to the
High Street**

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Viewing comes recommended on this executive 2 bedroom ground floor apartment located within this sought after residential development in central Gosforth. The property features a full width balcony together with 2 double bedrooms, en suite to master, fully integrated kitchen and secure underground parking. It is well positioned within easy walking distance to The High Street with its range of bars, restaurants, and coffee shops. South Gosforth metro station is a short distance away.

SECURE COMMUNAL ENTRANCE

RECEPTION HALL 13'0 x 7'6 (3.96 x 2.29m)

Entrance door, hardwood flooring, airing cupboard housing hot water cylinder, entry phone.

OPEN PLAN KITCHEN/LIVING ROOM 29'10 x 9'7 (9.09 x 2.92m)

Fitted with a range of wall and base units, integrated fridge, freezer, dishwasher, washing machine, microwave, built in electric oven, built in ceramic hob, extractor hood, breakfast bar, stainless steel splash back, hardwood flooring, double glazed patio doors to balcony, 2 electric heaters.

BEDROOM ONE 16'2 x 9'4 (max) (4.93 x 2.84m)

Double glazed patio door to balcony, fitted wardrobes, wall mounted electric heater.

EN SUITE SHOWER ROOM

Three piece suite comprising: step in double shower, wash hand basin, low level WC, part tiled walls, tiled floor, heated towel rail, extractor fan.

BEDROOM TWO 16'1 (into balcony) x 8'9 (max) (4.90 x 2.67m)

Double glazed window, fitted wardrobes, wall mounted electric heater.

FAMILY BATHROOM

Three piece suite comprising: panelled bath with attachments, wash hand basin, low level WC, part tiled walls, tiled floor, shaver point, heated towel rail, extractor fan.

COMMUNAL GARDENS

SECURE UNDERGROUND PARKING SPACE

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Electric
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: Allocated 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.

ACCESSIBILITY

This property has accessibility adaptations:

- Suitable for wheelchair user
- Level access
- Lift access
- Wide doorway

AGENTS NOTE:

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

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. 199 years from 2003 (176 years remaining)
Ground Rent: £ 250.00 per annum - Review Period: TBC - Increase Amount: TBC
Service Charge (includes building insurance): £2,500.00 per annum - Review Period: TBC - Increase Amount: TBC

COUNCIL TAX BAND: C

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 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.

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