



Knightsbridge Court

Gosforth

- Larger style apartment
- Two bedrooms
- En suite to master bedroom
- Westerly facing balcony
- Adjacent to the Regent Centre Interchange

Offers Over £ 150,000



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ROOK
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Gosforth

An opportunity to purchase this larger style two bedroom apartment located on the second floor of this popular residential development on the fringe of central Gosforth adjacent to the Regent Centre Interchange. The property benefits from a range of modern fixtures and fittings together with en suite to master bedroom and westerly facing balcony. It also features UPVC double glazing and electric heating as well as secure communal entrance with lift access and resident parking. It is conveniently located within easy walking distance to bus and metro links as well as being a short distance to Gosforth High Street with its range of bars, restaurants and coffee shops.

SECURE COMMUNAL ENTRANCE

With lift to second floor.

ENTRANCE HALL

With double glazed window, laminate flooring and wall mounted electric heater.

SPACIOUS LOUNGE/DINING ROOM 29'8 x 17'2 into recess (9.04m x 5.23m)

With double glazed windows, laminate flooring, television point, telephone point, double glazed French door to the balcony and wall mounted electric heaters.

BALCONY 5'0 x 8'3 (1.50m x 2.50m)

KITCHEN 15'0 x 9'6 (4.57m x 2.90m)

Fitted with a range of wall & base units, one and a half bowl sink unit, integrated washing machine, fridge/freezer and dishwasher, waste disposal unit, built in electric oven and electric hob with extractor hood over, built in cupboard housing hot water cylinder and wall mounted electric heater.

BEDROOM ONE 10'7 x 10'10 plus recess (3.22m x 3.30m)

With double glazed window, fitted wardrobes and wall mounted electric heater.

EN SUITE SHOWER ROOM

Fitted with a three piece suite comprising; pedestal wash hand basin, step in shower cubicle with shower over, low level w.c, fully tiled walls and ceiling, tiled floor and an extractor fan.

BEDROOM TWO 7'10 x 7'5 (2.39m x 2.26m)

With double glazed window, fitted wardrobes and wall mounted electric heater.

BATHROOM/W.C.

Fitted with a white three piece suite comprising; panelled bath with shower over, pedestal wash hand basin, tiled flooring, low level w.c, fully tiled walls and ceiling, shaver point, heated towel rail and an extractor fan.

OFF STREET PARKING

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 2003

Ground Rent: £62.50 per 6 months. Planned increase TBC

Service Charge: £999.67 per 6 months (includes building insurance)

Any Other Charges/Obligations: N/A

Council Tax Band: C

EPC Rating: C

GS14696/DJ/PC/24.10.23/V.1



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