



ROOK
MATTHEWS
SAYER

Ettrick Lodge | Gosforth | NE3 1HN

Offers Over £135,000



2



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1

Apartment for the over 55s

2 bedrooms

Elevated westerly facing

Residents parking

**Well maintained communal
gardens**

**Modern kitchen and bathroom
suite**

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An opportunity to purchase this 2 bedroom apartment for the over 55s occupying an elevated westerly facing aspect. The property benefits from a modern kitchen and bathroom suite together with double glazing and electric heating. There is an onsite manager together with laundry, lift access, and well maintained communal gardens. The development also benefits from residents parking. Gosforth High Street and South Gosforth metro station are within easy walking distance.

ENTRANCE DOOR LEADS TO: SECURE COMMUNAL ENTRANCE

Lift access to 4th floor.

ENTRANCE HALL

Entrance door, built in cupboard, airing cupboard housing hot water cylinder, electric heater.

SITTING ROOM 16'2 (into bay) x 11'9 (4.93 x 3.58m)

Double glazed bay window, coving to ceiling, two wall mounted electric heaters.

KITCHEN 8'10 x 7'9 (2.69 x 2.36m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, space for automatic washer, laminate flooring, double glazed window.

BEDROOM ONE 12'10 (to wardrobe) x 9'1 (plus doorway) (3.91 x 2.77m)

Double glazed window, fitted wardrobes with mirror sliding doors, wall mounted electric heater.

BEDROOM TWO 9'1 (plus doorway) x 8'6 (2.77 x 2.59m)

Double glazed window, wall mounted electric heater.

WET ROOM

Walk-in shower with electric shower, pedestal wash hand basin, low level WC, heated towel rail, extractor fan.

COMMUNAL GARDENS

RESIDENTS PARKING

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Electric
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.

AGENTS NOTE

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

RESTRICTIONS AND RIGHTS

Restrictions on property? Yes: No keeping pets, running a business, parking boats, caravans or mobile homes on site.

ACCESSIBILITY

This property has accessibility adaptations:

- Suitable for wheelchair user
- Level access
- Lift access

AGENTS NOTE:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

TENURE

125 years from 2016 (116 years remaining)
Ground Rent: Included in service charge.
Service Charge (includes building insurance): £2,684.17 per annum -
Review Period: TBC - Increase Amount: TBC

COUNCIL TAX BAND: D

EPC RATING: C

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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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SAYER**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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