



RMS | Rook
Matthews
Sayer

Knightsbridge Court | Gosforth | NE3 2JZ

£150,000



Modern apartment

Two bedrooms

Lift access

Juliette balcony

**En suite to the master
bedroom**

**Adjacent to the Regent Centre
Interchange**

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A well appointed, modern two bedroom apartment located on the first floor of this popular residential development adjacent to the Regent Centre Interchange in Gosforth, offering frequent bus and Metro links into Newcastle city centre and the airport. Key features include lift access, an en suite to the master bedroom, fitted wardrobes, an integrated kitchen, a Juliette balcony and residents' parking.

SECURE COMMUNAL ENTRANCE

Lift access to 1st floor.

SITTING ROOM 21'0 x 13'2 (6.40 x 4.01m)

Double glazed window, wall mounted electric heater, double glazed French door with Juliette balcony.

KITCHEN 12'11 x 6'5 (3.94 x 1.96m)

Fitted with a range of wall and base unit, 1 ½ bowl sink unit, built in electric oven, built in electric hob, extractor hood, double glazed window.

BEDROOM ONE 12'8 x 10'7 (3.86 x 3.23m)

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

EN SUITE SHOWER ROOM

Three piece suite comprising step in shower cubicle, wash hand basin, low level WC.

BEDROOM TWO 8'0 x 7'5 (2.44 x 2.26m)

Double glazed window, wall mounted electric heater.

SHOWER ROOM

Step in shower cubicle, wash hand basin, low level WC, tiled walls, heated towel rail.

RESIDENT 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.

RESTRICTIONS AND RIGHTS

Restrictions on property? Yes: No parking boats, caravans or mobile homes on site.

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

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.

999 years from 2003 (976 years remaining)

Ground Rent: £62.60 per 6 months - Review Period: TBC - Increase Amount: TBC

Service Charge: £1,132.35 per 6 months - Review Period: TBC - Increase

COUNCIL TAX BAND: C

EPC RATING: TBC

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WAITING ON EPC RATING



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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 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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