Broadway Court | Gosforth | Ne3 2NZ

£86,000

1 1 1

One-bedroom retirement flat

Walk-in shower

Communal gardens

Residents' parking

Communal lounge, as well as a laundry room

Close to frequent transport links, local shops and amenities

RMS | Rook Matthews Sayer

An opportunity to purchase this one-bedroom retirement flat located within this popular residential development constructed by McCarthy & Stone. The property benefits from a range of modern fixtures and fittings, together with a walk-in shower. There is a communal lounge, as well as a laundry room, on the ground floor. Externally, there are well-maintained communal gardens and residents' parking. The property is conveniently located close to frequent transport links, local shops and amenities.

SECURE COMMUAL ENTRANCE
Lift access to second floor.

ENTRANCE HALL
Walk in cupboard housing hot water cylinder, access to roof space.

SITTING ROOM 23'6 x 10'9 (7.16 x 3.28m)
Double glazed window, coving to ceiling, storage heater.

KITCHEN 9'2 x 7'5 (max) (2.79 x 2.26m)
Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in electric hob, extractor hood, tiled splash back, double glazed window.

BEDROOM ONE 13'6 (to wardrobe) x 9'2 (4.11 x 2.79m)
Double glazed window, fitted wardrobes, storage heater.

SHOWER ROOM
Walk-in shower, wash hand basin with set in vanity unit, low level WC, tiled walls, 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: Residents 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
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.

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
- Ramped access
- Wet room
- Wide doorway

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.
125 years from 2001 (100 years remaining)
Ground Rent: £370.00 per 6 months - Review Period: TBC - Increase Amount: TBC
Service Charge: £1,500 per 6 months - Review Period: TBC - Increase Amount: TBC

COUNCIL TAX BAND: B
EPC RATING: C

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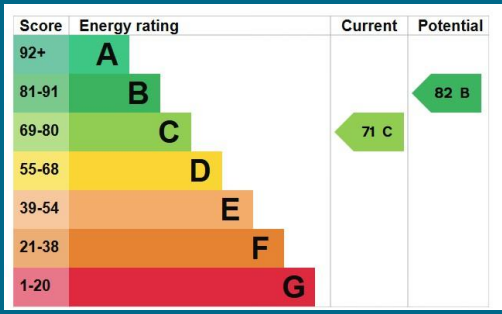

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

The Property Ombudsman

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