



Broadway Court

Gosforth

- Second floor apartment
- Replacement bathroom
- Communal gardens
- 1 bedroom
- Modern fixtures and fittings
- Residents parking

Guide Price **£ 89,950**

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ROOK
MATTHEWS
SAYER

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Broadway Court, Gosforth

A very well appointed 1 bedroom apartment located on the second floor of this popular residential development constructed by McCarthy and Stone on the Northern fringe of Gosforth. The property benefits from a range of modern fixtures and fittings together with replacement bathroom, walk-in shower, Fischer storage heaters and replacement hot water cylinder. It occupies a pleasant position with views over the communal gardens.

ENTRANCE DOOR LEADS TO:
SECURE COMMUNAL ENTRANCE
Lift to second floor.

ENTRANCE HALL
Entrance door, built in cupboard housing hot water cylinder.

SITTING ROOM 23'7 x 10'10 (7.19 x 3.30m)
Double glazed window, feature fire surround, wall mounted electric heater.

KITCHEN 7'5 x 6'11 (2.26 x 2.11m)
Fitted with a range of wall and base cupboards, single drainer sink unit, built in electric oven, built in electric hob, extractor hood, tiled splash back, double glazed window.

BEDROOM ONE 15'2 x 9'1 (4.62 x 2.77m)
Double glazed window, fitted wardrobes, wall mounted electric heater.

SHOWER ROOM
Three piece suite comprising: walk in double shower, wash hand basin with set in vanity unit, low level WC, part tiled walls, extractor fan.

COMMUNAL GARDENS

RESIDENTS PARKING

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Electric
Broadband: Cable
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 pets allowed, running a business, parking boats, caravans or mobile homes.

ACCESSIBILITY

This property has accessibility adaptations:

- Wide doorways
- Lift access to floor
- Suitable for wheelchairs

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.

125 years from 2001 (101 years remaining)

Ground Rent: £774.39 per annum - Review Period: TBC - Increase Amount: TBC

Service Charge (including building insurance): £3,131.00 per annum - Review Period: TBC - Increase Amount: TBC

COUNCIL TAX BAND: B

EPC RATING: D

GS00015540.DJ.PC.07.03.25.V.1

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.

16 Branches across the North-East



Broadway Court, Gosforth



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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