



Lanesborough Court | Gosforth | NE3 3BZ

**Offers Over £265,000**

An opportunity to purchase this well appointed three bedroom town house located within the much sought after Lanesborough Court development on the fringe of central Gosforth. The development offers secure secluded living within a private gated community with lovely communal gardens. The property itself offers flexible accommodation over three floors to suite a variety of potential purchasers. Key features include ground floor shower room, 3 double bedrooms and 2 en suite facilities. There is a spacious open plan kitchen / living room to the first floor together with good size garage and allocated parking space. There are frequent transport links nearby as well as local shops and amenities. Gosforth High Street is a short distance away.

ROOK  
MATTHEWS  
SAYER



3



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**Well appointed town house**

**3 double bedrooms**

**2 en suite facilities**

**Lovely communal gardens**

**Spacious open plan kitchen /  
living room**

**Good size garage and allocated  
parking space**

For any more information regarding the property please contact us today

**ENTRANCE DOOR LEADS TO:  
ENTRANCE HALL**

Double glazed entrance door, staircase to first floor, understairs cupboard with plumbing for washing machine, radiator, laminate flooring, door to garage.

**GROUND FLOOR SHOWER ROOM**

Double glazed window, low level WC, step in shower cubicle, wash hand basin, part tiled walls, extractor fan, radiator, laminate flooring.

**BEDROOM THREE 11'8 x 8'0 (3.56 x 2.44m)**

Double glazed window to front, laminate flooring, radiator.

**FIRST FLOOR LANDING**

Double glazed window, radiator, staircase to 2<sup>nd</sup> floor with spindle banister.

**OPEN PLAN KITCHEN/LIVING ROOM 28'0 (into bay window) x 16'0 into 9'2 (8.53 x 4.88-2.79m)**

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in electric oven, built in gas hob, extractor hood, laminate flooring, tiled splash back, wall mounted combination boiler, integrated fridge, freezer and dishwasher, double glazed bay window, two radiators, double glazed window.

**SECOND FLOOR LANDING**

Velux window, radiator.

**BEDROOM ONE 9'11 x 9'8 (3.02 x 2.95m)**

2 Velux windows, built in cupboard, walk-in cupboard, radiator.

**EN SUITE BATHROOM**

Panelled bath with shower over, wash hand basin with set in vanity unit, low level WC, tiled walls, tiled floor, heated towel rail, extractor fan.

**BEDROOM TWO 10'2 x 11'9 (max) (3.10 x 3.58m)**

Double glazed window, radiator.

**EN SUITE SHOWER ROOM**

Three piece suite comprising: step in shower cubicle, wash hand basin with set in vanity unit, low level WC, tiled walls, heated towel rail, tiled floor.

**COMMUNAL GARDENS**

**GARAGE 17'2 x 9'3 (5.23 x 2.82m)**

Electronically operated roller door.

**ALLOCATED PARKING SPACE**

**T: 0191 284 7999**

[gosforth@rmsestateagents.co.uk](mailto:gosforth@rmsestateagents.co.uk)

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: Allocated Parking Space

#### 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.

#### 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 2001 (975 years remaining)

Ground Rent: £ per (6 months/ annum) - Review Period: TBC - Increase Amount: TBC

Service Charge: £ per (6 months/ annum) - Review Period: TBC - Increase Amount: TBC

#### COUNCIL TAX BAND: D

#### EPC RATING: C

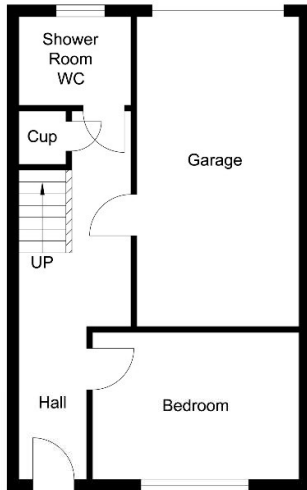
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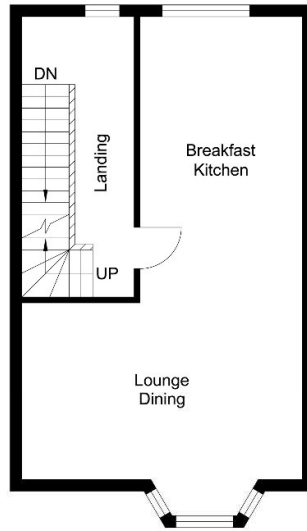
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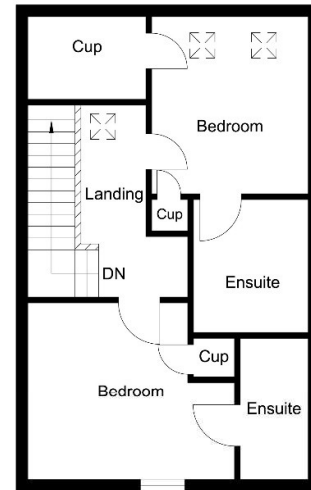
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Ground Floor



First Floor



Top Floor

## Lanesborough Court

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 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

**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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