



## 2A Spital Terrace, Newcastle Upon Tyne, NE3 1UT Offers in excess of £100,000

Goodmove are delighted to present this one bedroom first floor apartment to the market.

Accommodation is well presented throughout and briefly comprises an entrance hall, bright living room, modern kitchen, one double bedroom with built in wardrobes and a bathroom.

Situated within striking distance to Gosforth High Street, Spital Terrace, tucked just off Rothwell Road and Alwinton Terrace is ideally placed close to outstanding local schooling, and the shops, cafes and amenities of Central Gosforth. The property is also well situated close to excellent local transport links with both South Gosforth and Regent Centre Metro Stations are short walk away.

The property has been attractively priced and we invite all buyers in a position to proceed to view. Please call for more information.



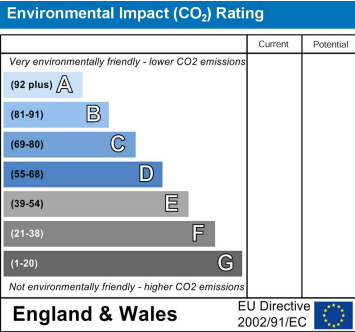
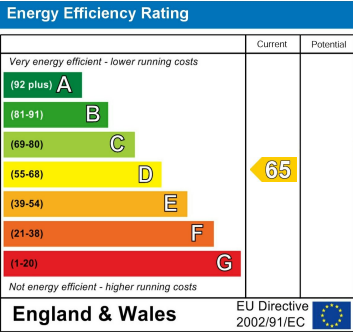
Leasehold Information

155 years remaining on the lease  
Ground rent: £10 per annum  
Annual Service charge - 0

This information is provided by the vendor and should be verified during the conveyancing process.

Disclaimer

- 1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce 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.
- 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB  
Tel: 0113 892 1166  
sales@goodmove.co.uk  
www.goodmove.co.uk