



Ettrick Lodge | Gosforth | NE3 1HH

£140,000



2



1



1

First floor flat over 55s

2 bedrooms

Lift access

Lovely communal gardens

Modern fully fitted kitchen

Residents parking

ROOK
MATTHEWS
SAYER

A well appointed 2 bedroom first floor flat for the over 55s located within this popular residential development just off The Grove in central Gosforth. The property has been much improved to incorporate a modern fully fitted kitchen with integrated appliances and replacement bathroom suite with step in shower. There are lovely communal gardens within the development as well as laundry, in house manager and residents parking. South Gosforth Metro station and the High Street are both within easy walking distance.

SECURE COMMUNAL ENTRANCE

Lift to first floor.

ENTRANCE HALL

Entrance door, built in cupboard, airing cupboard housing hot water cylinder. Storage heater.

LOUNGE 16'3 x 12'2 (4.95 x 3.71m)

Double glazed bay window, coving to ceiling, storage heater.

KITCHEN 8'9 x 7'8 (2.67 x 2.34m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in electric oven, built in electric hob, extractor hood, fridge, freezer, microwave, tiled floor, tiled splash back, double glazed window.

BEDROOM ONE 12'8 (to wardrobes) x 9'2 (plus doorway) (3.86 x 2.79m)

Double glazed window, fitted wardrobes, electric heater, coving to ceiling.

BEDROOM TWO 9'2 (plus doorway) x 8'4 (2.79 x 2.54m)

Double glazed window, built in cupboard, electric heater, coving to ceiling.

SHOWER ROOM

Step in shower cubicle with electric shower, wash hand basin with set in vanity unit, low level WC, 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: 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 boats, caravans, or mobile homes onsite; Keeping pets is subject to application.

ACCESSIBILITY

This property has accessibility adaptations:

- Level Access
- Suitable for wheelchairs
- Lift access
- Wide doorways

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. 99 years from 2007 (81 years remaining)
Ground Rent: Included in Service Charge
Service Charge (Includes Building Insurance): £225 per month
- Review Period: TBC - Increase Amount: TBC

COUNCIL TAX BAND: D

EPC RATING: C

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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

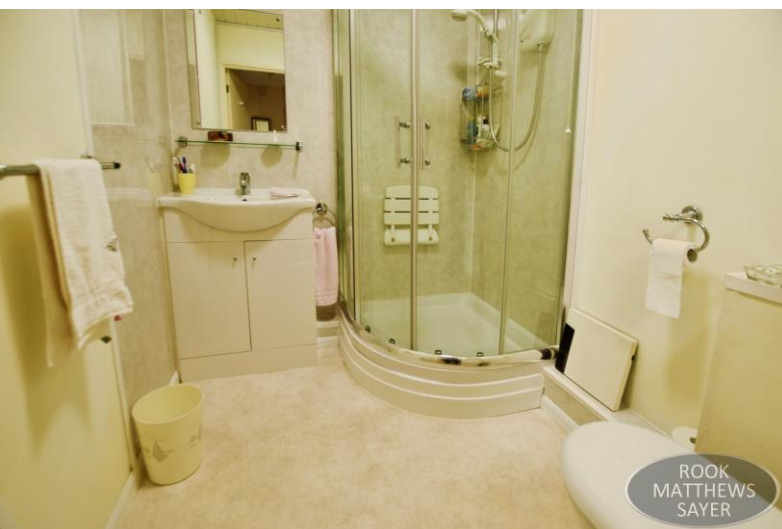
Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity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



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ROOK
MATTHEWS
SAYER



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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