



Grove Park Oval | Gosforth | NE3 1EF

£250,000



2



1



2

Ground floor apartment

2 bedrooms

Fully integrated kitchen

Secure underground parking

**En suite facilities with
'Hansgrohe' fittings**

**Well positioned for access to
The High Street**

RMS | Rook
Matthews
Sayer

A super stylish 2 bedroom apartment located on the ground floor of this sought after residential development in central Gosforth. The property is presented to the highest of standards and features a fully integrated kitchen, quality bathroom and en suite facilities with 'Hansgrohe' fittings, fitted wardrobes, balcony and secure underground parking. It is well positioned for access to The High Street with its range of shopping facilities, restaurants and coffee shops. South Gosforth metro station is within easy walking distance.

ENTRANCE DOOR

OPEN PLAN LOUNGE/KITCHEN 10'6 x 29'2 (3.21m x 8.89m)

Range of wall and base units, ceramic 1.5 bowl with mixer tap, drainer, built in electric oven, microwave, extractor fan, integrated fridge freezer, two electric heaters, inset spotlights to ceiling and double glazed patio doors to the balcony.

BEDROOM ONE 17'8 x 8'7 (5.38m x 2.61m)

Double glazed window, built in wardrobe and electric heater.

EN SUITE

Off bedroom one comprising; wc, wash hand basin, shower cubicle, tiled splash back and tiled flooring.

BEDROOM TWO 17'6 x 8'10 (5.34m x 2.69m)

Double glazed window, electric heater and a built in wardrobe.

BATHROOM

Wash hand basin, wc, bath, tiled splash back, tiled flooring, heated towel rail, spot lights to ceiling and an extractor fan.

UNDERGROUND PARKING

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Electric
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.

ACCESSIBILITY

This property has accessibility adaptations:

- Suitable for wheelchair user
- Level access
- Lift access

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.
199 years from 2006 (179 years remaining)
Ground Rent: £125.00 per 6 months - Review Period: TBC - Increase Amount: TBC
Service Charge: £291.31 per month - Review Period: TBC - Increase Amount: TBC

COUNCIL TAX BAND: C

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	65 D
39-54	E		
21-38	F		
1-20	G		



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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.

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