

Stable Lane | Gosforth | NE3 2DH

£199,000

3 1 2

Spacious three-bedroom ground floor apartment

Boasts approximately 108 square metres of living space

Conservatory & utility room

Allocated parking space

Access to a delightful south-facing front garden

Access to local shops, amenities and transport links

RMS | Rook Matthews Sayer

An immaculate and deceptively spacious three-bedroom ground floor apartment situated within this secluded mews development on the outskirts of central Gosforth.

Presented to the highest standard throughout, the property boasts approximately 108 square metres of living space. Key features include fitted wardrobes to all three bedrooms, a principal bedroom with en suite shower room, a generously sized sitting room with access to a delightful south-facing front garden, a dining kitchen, conservatory, utility room and family bathroom. Externally, the property benefits from both front and rear gardens, together with an allocated parking space. Additional benefits include uPVC double glazing and gas-fired central heating.

Ideally positioned, the property offers convenient access to local shops, amenities and transport links, while also providing easy access to the centre of Gosforth.

ENTRANCE DOOR LEADS TO:
ENTRANCE HALL
Double glazed entrance door, understairs cupboard, radiator.

SITTING ROOM 18'9 x 12'11 (5.72 x 3.94m)
Double glazed bay window, double glazed French doors, double radiator, coving to ceiling.

CONSERVATORY
Double glazed windows to rear and side, double glazed French door, tiled floor.

DINING KITCHEN 12'11 (max) x 10'10 (3.94 x 3.30m)
Fitted with a range of wall and base units, 1 ½ bowl sink unit, integrated dishwasher, fridge and freezer, built in electric oven, bult in induction hob, extractor hood, tiled splash back, radiator, double glazed window to rear.

UTILITY
Wall and base unit, sink unit, integrated washing machine & tumble drier, tiled splash back, tiled floor, door to conservatory.

BEDROOM ONE 14'7 x 8'8 (4.45 x 2.64m)
Double glazed window, fitted wardrobes, cupboard over, radiator.

EN SUITE SHOWER ROOM
Three piece suite comprising a step in double shower cubicle, pedestal wash hand basin, low level WC, extractor fan, radiator.

BEDROOM TWO 9'11 x 7'2 (3.02 x 2.18m)
Double glazed window to rear, fitted wardrobes, mirror sliding doors, radiator, wall mounted combination boiler.

BEDROOM THREE 7'4 x 9'7 (2.24 x 2.92m)
Double glazed window to front, fitted wardrobes, mirror sliding doors, radiator.

FAMILY BATHROOM
Three piece suite comprising a panelled bath with shower over, pedestal wash hand basin, low level WC, tiled floor, shaver point, radiator, extractor fan, double glazed frosted window.

FRONT GARDEN
Lawned area, southerly facing, flower, tree and shrub borders.

REAR GARDEN
Garden shed, gated access, allocated parking space.

ALLOCATED PARKING SPACE

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains 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.

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.

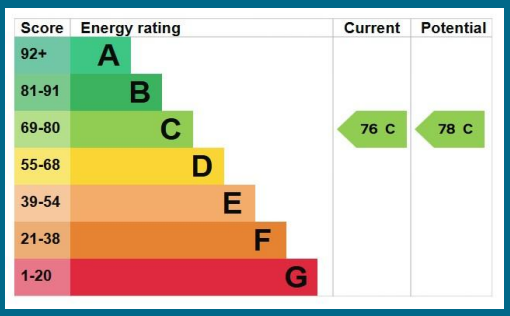
RESTRICTIONS AND RIGHTS
Restrictions on property? Yes: No parking boats, caravans or mobile homes on site.

ACCESSIBILITY
This property has accessibility adaptations:
- Level access

TENURE
Leasehold (SHARE OF FREEHOLD). 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 (100 years remaining)
Ground Rent: Included in service charge
Service Charge (includes building insurance): £90.00 per month - Review Period: TBC - Increase Amount: TBC

COUNCIL TAX BAND: C
EPC RATING: C

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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.

The Property Ombudsman

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