



Clarendon Mews | Gosforth | NE3 5ED

Offers Over £130,000



2



1



2

Apartment with lift access

Two bedrooms

Balcony

En suite to master bedroom

Off street parking

Easy access into Central
Gosforth

RMS | Rook
Matthews
Sayer

A well presented two bedroom apartment located on the third floor of this popular residential development on the outskirts of Central Gosforth. The property offers a range of modern fixtures and fittings throughout together with en suite and balcony, and off street parking. Clarendon Mews provides easy access into Central Gosforth and is also a short distance from the A1 motorway.

**ENTRANCE DOOR LEADS TO:
SECURE COMMUNAL ENTRANCE**

Lift access.

ENTRANCE HALL

Storage cupboard, built in cupboard.

LOUNGE 21'0 x 10'6 (6.40 x 3.20m)

Double glazed window, double glazed French door, storage heater.

KITCHEN 9'8 x 6'8 (2.95 x 2.03m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in electric hob, integrated washing machine, dishwasher, fridge and freezer, double glazed window.

BEDROOM ONE 17'1 x 8'3 (5.21 x 2.51m)

Double glazed window, electric heater.

EN SUITE SHOWER ROOM

Three piece suite comprising: step in shower, pedestal wash hand basin, low level WC, extractor fan.

BEDROOM TWO 9'0 x 9'0 (2.74 x 2.74m)

Double glazed window, electric heater.

BATHROOM/W.C.

Three piece suite comprising: panelled bath with shower over, pedestal wash hand basin, low level WC, heated towel rail, extractor fan.

COMMUNAL GARDENS

RESIDENTS PARKING

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Main

Sewerage: Mains

Heating: Electric

Broadband: ADSL copper wire

Mobile Signal Coverage Blackspot: No

Parking: Allocated

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.

ACCESSIBILITY

This property has accessibility adaptations:

- Suitable for wheelchair user
- Level access
- Lift access
- Ramped access

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.

125 years from 2003 (101 years remaining)

Ground Rent: £50.00 per annum - Review Period: TBC - Increase Amount: TBC

Service Charge: £2,248.00 per annum - Review Period: TBC - Increase Amount: TBC

Building Insurance: £907.00 per annum - Review Period: TBC - Increase Amount: TBC

COUNCIL TAX BAND: C

EPC RATING: C

GS00016038.DJ.PC.16.03.26.V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 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 relation to this property.



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.

T: 0191 284 7999
Gosforth@rmsestateagents.co.uk

RMS | Rook Matthews Sayer