



RMS | Rook
Matthews
Sayer

Wrendale Court | Gosforth | NE3 1TF

Offers Over £130,000



A ground floor apartment

Two-bedrooms

Private garden

En-suite to the master

Allocated parking space

**Located close to Gosforth High
Street**

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A two-bedroom ground floor apartment situated in this popular residential area, conveniently located close to Gosforth High Street with its range of local shops, amenities, and transport links, including South Gosforth Metro Station.

The accommodation briefly comprises: reception hall, lounge, kitchen, two bedrooms, en-suite to the master bedroom, and a family bathroom/WC. The property also benefits from its own private garden.

Externally, there is an allocated parking space.

ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

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

LOUNGE 17'0 x 10'1 (5.18 x 3.07m)

Double glazed patio door, telephone point, television point, electric heater.

KITCHEN 9'0 x 6'0 (2.74 x 1.83m)

Wall and base units, single drainer sink unit, built in electric oven, built in electric hob, extractor hood, integrated washing machine, integrated fridge freezer, double glazed window.

BEDROOM ONE 13'1 x 8'0 (3.96 x 2.44m)

Double glazed window, electric heater.

EN SUITE SHOWER ROOM

Step in shower cubicle, wash hand basin, low level WC, part tiled walls, tiled floor, heated towel rail, extractor fan.

BEDROOM TWO 13'1 x 8'0 (3.99 x 2.44m)

Double glazed window, electric heater.

BATHROOM/W.C.

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

PRIVATE GARDEN

Laid mainly to lawn, paved area, hedge boundaries, fenced boundaries to side, gated access.

ALLOCATED PARKING SPACE

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: ELECTRIC

Broadband: CABLE

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.

ACCESSIBILITY

This property has accessibility adaptations:

- Suitable for wheelchair user
- Level access
- Ramped access
- Wide doorway

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. 125 years from 2009 (108 years remaining)
Ground Rent: £600 per annum - Review Period: TBC - Increase Amount: TBC
Service Charge (includes building insurance): £1355 per annum - Review Period: TBC - Increase Amount: TBC

COUNCIL TAX BAND: B

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	78 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.

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