



Ettrick Lodge Gosforth

- Retirement apartment (over 55's)
- Well appointed fourth floor flat
- Two bedrooms
- Resident parking
- Communal gardens
- Lift access

£ 125,000



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ROOK
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SAYER

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Ettrick Lodge

Godforth, NE3 1NH

A well appointed two bedroom flat located on the fourth floor of this popular residential development just off The Grove in Gosforth. The property benefits from elevated views with westerly facing aspect together with residents parking and communal gardens.

Briefly comprising secure communal entrance with lift access to the fourth floor. Entrance hallway, sitting room, fitted kitchen, two bedrooms and bathroom with shower. Additional features include electric storage heaters and double glazing.

ENTRANCE DOOR LEADS TO: ENTRANCE HALL

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

SITTING ROOM 16'1 (into bay) x 11'8 (4.90 x 3.56m)

Double glazed bay window, coving to ceiling.

KITCHEN 8'10 x 7'8 (2.69 x 2.33m)

Fitted with a range of wall and base units, single drainer sink unit, extractor hood, electric cooker point, and tiled splash back.

BEDROOM ONE 12'7 (to wardrobes) x 9'1 (3.84 x 2.77m)

Double glazed bay window, fitted wardrobes with sliding doors.

BEDROOM TWO 9'0 (to doorway) x 8'5 (2.74 x 2.57m)

Double glazed window, built in cupboard, and a wall mounted electric heater.

BATHROOM/W.C.

Three piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin, low level WC, tiled walls, shaver point, extractor fan and a wall mounted electric heater.

EXTERNAL

Resident parking and communal gardens.

TENURE

Leasehold, ground rent and maintenance details have been provided by the seller. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

GS13417/DJ/PC/26/10/21/V.2



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	65 D
39-54	E		
21-38	F		
1-20	G		

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