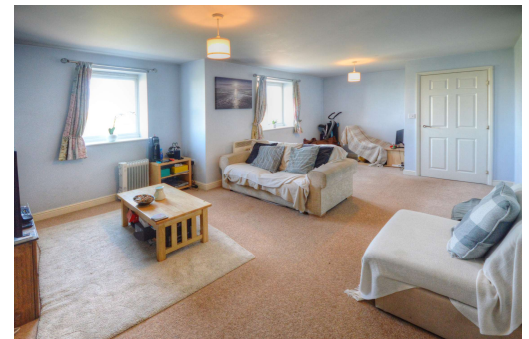




## Knightsbridge Court Gosforth

- Well appointed larger style apartment
- Two bedrooms
- En suite to the master bedroom
- Balcony
- Residents parking

**Offers Over £ 160,000**



0191 284 7999  
Unit 12, Gosforth Shopping Centre NE3 1JZ

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[gosforth@rmsestateagents.co.uk](mailto:gosforth@rmsestateagents.co.uk)

# Knightsbridge Court

Gosforth, NE3

A well appointed larger style two bedroom apartment located within the popular Knightsbridge court development adjacent to the Regent Centre Interchange in Gosforth. The property offers generous accommodation and benefits from an en suite to the master bedroom, balcony, residents parking, lift access, and secure communal entrance. It is conveniently located close to bus and metro links well as well as Gosforth High Street with its range of bars, restaurants, and coffee shops.

## ENTRANCE DOOR LEADS TO: COMMUNAL HALLWAY

Staircase and lift giving access to second floor.

## ENTRANCE HALLWAY

Double glazed window, entry phone system.

## LOUNGE/DINING ROOM 29'4 x 17'5 (max) (8.94 x 5.31m)

Two double glazed windows, two wall mounted heaters, twin French doors leading to covered balcony.

## BREAKFASTING KITCHEN 14'10 x 9'2 (4.52 x 2.79m)

Double glazed window, range of wall, floor and drawer units with coordinating roll edge work surfaces and identical splash back panels with concealed bench lights, 1 ½ bowl stainless steel sink unit and drainer with mixer tap, built in electric oven and hob with extractor fan, plumbed for washing machine and dishwasher, dining area, wall mounted heater.

## BEDROOM ONE 12'9 x 10'6 (into wardrobe) (3.89 x 3.20m)

Double glazed window, range of built in wardrobes, wall mounted heater.

## EN-SUITE SHOWER/WC

Shower cubicle, low level WC, pedestal wash hand basin, heated towel rail, tiling to floor.

## BEDROOM TWO 9'3 x 7'4 (plus recess) (2.82 x 2.24m)

Double glazed window, wall mounted heater.

## BATHROOM/WC

Three piece suite comprising a panelled bath, pedestal wash hand basin, low level WC, heated towel rail, part tiling to walls, tiled flooring.

## RESIDENTS PARKING

## 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.

Length of Lease: 999 years from Jan 2003

Ground Rent: £125 per annum. Planned increase TBC

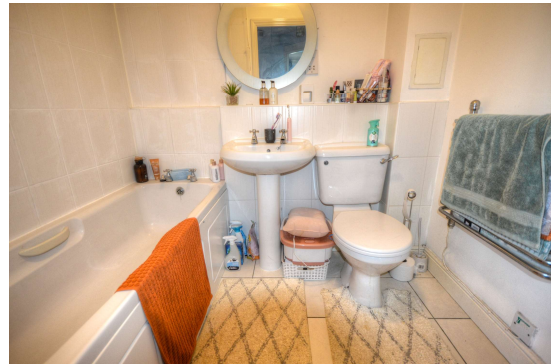
Service Charge: Approx. £2,000 per annum

Any Other Charges/Obligations: N/A

**Council Tax Band: C**

**EPC Rating: C**

GS14467/DJ/PC/13.06.23/V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 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.

16 Branches across the North-East

