



## Craster Square Gosforth

- Traditional upper flat
- One bedroom
- Modern UPVC double glazing
- Access to shops, amenities, bus and metro links
- Close proximity to Gosforth High Street

**Auction Guide Price**  
**£ 65,000**



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Unit 12, Gosforth Shopping Centre NE3 1JZ

ROOK  
MATTHEWS  
SAYER

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# Craster Square

Gosforth

For Sale by Auction: **Thursday 31<sup>st</sup> August, Option 1, Terms and Conditions apply.**

A traditional one bedroom upper flat well positioned for access to shops, amenities, bus and metro links as well as being within close proximity to Gosforth High Street. The property benefits from modern UPVC double glazing and electric heating.

## ENTRANCE HALL

Entrance door, secure entrance hallway, built in cupboard and staircase to first floor.

## LOUNGE 14'0 x 12'0 (4.27m x 3.56m)

Double glazed window and a storage heater.

## KITCHEN 7'9 x 6'5 (2.36m x 1.96m)

Fitted with a range of wall and base cupboards, single drainer sink unit, built in electric oven, built in electric hob, extractor hood, space for auto washer, tiled floor, tiled splash back and a double glazed window.

## BEDROOM ONE 11'2 x 10'8 (3.40m x 3.25m)

Double glazed window and a storage heater.

## SHOWER ROOM

White three piece suite comprising pedestal wash hand basin, step in shower cubicle with electric shower, low level w.c, tiled floor and double glazed frosted window.

## COMMUNAL GARDENS

## 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: 125 years from 1985

Ground Rent: £10 per annum. Planned increase TBC

Service Charge: TBC

Any Other Charges/Obligations: N/A

**Council Tax Band: A**

**EPC Rating: E**

GS14597/DJ/PC/24.08.23/V.1

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Joint Agents: The Agents Property Auction Ltd.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	52 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.

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