

Ettrick Lodge Gosforth

- Third floor Flat
- Two bedrooms
- Easy walking distance to the

High Street

- In house caretake
- Ground floor laundry room
- Residential development for the

over 55s

Guide Price **£ 125,000**



Ettrick Lodge, Gosforth

An opportunity to purchase this two bedroom flat located on the third floor of this popular residential development for the over 55s just off The Grove in central Gosforth. The development benefits from a laundry room to the ground floor, in house caretaker, lovely communal gardens and residents parking. It is well positioned within easy walking distance to the High Street with its range of shopping facilities, coffee shops and restaurants. South Gosforth metro station is a short distance away.

ENTRANCE DOOR LEADS TO: ENTRANCE HALL

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

SITTING ROOM 15'7 (into bay) x 11'8 (4.75 x 3.56m)

Double glazed bay window to side, coving to ceiling, two storage heaters.

KITCHEN 13'1 x 6'8 (3.99 x 2.03m)

Fitted with a range of wall and base units, single drainer sink unit, electric cooker point, wall mounted electric heater, tiled splash back, double glazed window.

BEDROOM ONE 13'6 x 9'2 (plus doorway) (4.11 x 2.79m)

Double glazed window, fitted wardrobes, mirror sliding doors, wall mounted electric heater.

BEDROOM TWO 9'0 (to wardrobes) x 6'5 (2.74 x 1.96m)

Double glazed widnow, fitted wardrobes, mirror fronted sliding doors, wall mounted electric heater.

BATHROOM/W.C. 6'10 x 5'8 (2.08 x 1.73m)

Three piece suite comprising panelled bath with electic shower over, pedestal wash hand basin, low level WC, part tiled walls, extractor fan.

COMMUNAL GARDENS

RESIDENTS PARKING

PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Electric Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Communal Parking

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: 99 years from 1989

Ground Rent: N/A

Service Charge: £197.64 per month Any Other Charges/Obligations: N/A

COUNCIL TAX BAND: D **EPC RATING:** C

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Ettrick Lodge, Gosforth

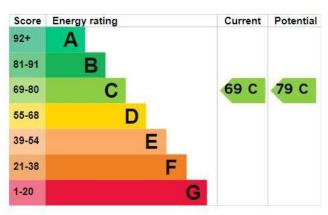












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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some 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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