



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**

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ROOK
MATTHEWS
SAYER

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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 window, 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 electric 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

GS00014912.DJ.PC.04.04.24.V.1

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



Ettrick Lodge, Gosforth



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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