

Fencer Hill Square Gosforth

- Luxury first floor apartment
- Three bedrooms
- Two bathrooms

- Fully integrated kitchen
- Secure allocated parking
- Gym and sauna

Guide Price **£ 270,000**

ROOK

SAYER

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Fencer Hill Square, Gosforth

A luxury three bedroom apartment located on the first floor of this sought after residential development on the northern fringe of central Gosforth. This superb property is presented to the highest of standards and benefits from a range of quality fixtures and fittings throughout. Key features include fully integrated kitchen with granite work surfaces, two bathrooms, fitted wardrobes, secure allocated parking, attractive communal gardens, gym, and sauna. The property is convenient located close to frequent transport links and is well positioned for access into central Gosforth and the A1 motorway.

ENTRANCE DOOR LEADS TO: ENTRANCE HALL

Built in cupboard housing combi boiler, airing cupboard.

OPEN PLAN ROOM 23'9 x 14'10 (7.24 x 4.52m)

Fitted with a range of wall and base units with granite, built in electric oven, built in electric hob, built in washer/drier, fridge, freezer, dishwasher, double glazed French doors, two radiators, two double glazed windows to the side.

BEDROOM ONE 16'2 x 9'8 (4.93 x 2.95m)

Fitted wardrobes and radiator.

SHOWER ROOM

Step in shower cubicle, pedestal wash hand basin, low level WC, tiled walls, heated towel rail.

BEDROOM TWO 15'3 x 8'10 (4.65 x 2.69m)

Double glazed window, fitted wardrobes, radiator.

BEDROOM THREE 12'1 x 9'1 (3.68 x 2.77m) Double glazed window, radiator.

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or li these particulars are produced in good faith, are set out as a general guide only a

measurements indicated are supplied for guidance only and as such must be consid measurements before committing to any expense. RMS has not tested any apparatus interests to check the working condition of any appliances. RMS has r

ification from their solicitor. No persons in the employment of RMS has any

BATHROOM/W.C.

Panelled bath, wash hand basin, set in vanity unit, low level WC, part tiled walls, tiled floor, heated towel rail, extractor fan.

LOFT

Boarded loft space, loft ladder.

SECURE ALLOCATED PARKING SPACE

WELL MAINTAINED COMMUNAL GARDENS

GYM & SAUNA

PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Broadband: Fibre Mobile Signal Coverage Blackspot: No Parking: Allocated 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.

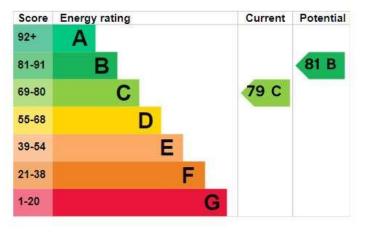
TENURE

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: 999 years from May 2007 Ground Rent: £312.50 per annum. Planned increase TBC Service Charge: £2,310 per annum (includes building insurance). Any Other Charges/Obligations: N/A

COUNCIL TAX BAND: D EPC RATING: C

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lation 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.

not sought to verify

Fencer Hill Square, Gosforth













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