



## Fencer Hill Square

Gosforth

- Luxury first floor apartment
- Fully integrated kitchen
- Three bedrooms
- Secure allocated parking
- Two bathrooms
- Gym and sauna

Guide Price **£ 270,000**

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ROOK  
MATTHEWS  
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 conveniently 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.

### 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

GS00014900.DJ.PC.12.03.24.V.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	79 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.

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16 Branches across the North-East



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