



Homeforth House

Gosforth

- Well Appointed Flat
- Electric Heating
- Close to Amenities
- One Bedroom
- Double Glazing
- Over 60's Only

Guide Price **£ 65,000**

0191 284 7999
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ROOK
MATTHEWS
SAYER

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Homeforth House, Gosforth

A well appointed one bedroom flat located within this popular residential development for the over 60s. The property is conveniently located within easy walking distance to the high street with its range of shops, amenities and coffee shops. There are also frequent bus and metro links nearby.

Briefly comprising secure communal entrance, lift and staircase to all floors. Entrance hallway, sitting room, kitchen, bathroom, double bedroom, electric heating and double glazing. There is also a communal lounge, laundry room, resident manager and residents parking.

SECURE COMMUNAL ENTRANCE

Lift access to 1st floor.

ENTRANCE HALL

Built in cupboard housing hot water cylinder.

SITTING ROOM 16'11 x 10'8 (5.16 x 3.25m)

Double glazed window, coving to ceiling, storage heater, archway to kitchen.

KITCHEN 7'4 x 5'5 (2.24 x 1.65m)

Single drainer sink unit, electric cooker point, tiled splash back.

BEDROOM ONE 12'1 x 8'8 (3.68 x 2.64m)

Double glazed window, fitted wardrobes, storage heater.

BATHROOM/W.C.

Three piece suite comprising: panelled bathm wash hand basing with set in vanity untism low level WC; extractor fan.

COMMUNAL GARDENS

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 September 1985
Ground Rent: £227.20 per 6 months. Planned increase in 2025
Service Charge: £1,012.04 per 6 months. Planned increase in 2025
Any Other Charges/Obligations: N/A

COUNCIL TAX BAND: A

EPC RATING: C

GS00014914.DJ.PC.21/03/24.V.2

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



Homeforth House, Gosforth



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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