



Salters Close

Gosforth

- Ground floor flat
- One bedroom
- Ideal for first time buyer
- Secure communal entrance
- Private garden
- Close to metro

Offers Over **£ 90,000**

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ROOK
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SAYER

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Salters Close, Gosforth

A well-appointed one-bedroom ground floor flat located within Garden Village Gosforth, conveniently located within easy walking distance to the Regent centre interchange and South Gosforth Metro Station. Gosforth High Street is a short distance away with its range of bars, restaurants and coffee shops. The property is ideally suited for a first-time buyer or investment opportunity.

Briefly comprising communal entrance. Entrance hallway that leads to a good size sitting room with storage cupboard, which is open plan to the fully fitted kitchen. There is a double bedroom to the rear together with a three-piece bathroom suite with shower. Externally to the rear is a private garden with decked patio area. Additional features include gas fired central heating and upvc double glazing.

SECURE COMMUNAL ENTRANCE DOOR ENTRANCE DOOR TO:

ENTRANCE HALL

Entry phone, radiator

SITTING ROOM 15'11 x 10'7 (4.85 x 3.22m)

Double glazed window, storage cupboard, open plan to kitchen, radiator, laminate floor.

KITCHEN 9'11 x 5'11 (3.02 x 1.80m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in electric oven, built in electric hob, extractor hood, tiled splash back, space for automatic washer, wall mounted combination boiler, laminate flooring, double glazed window to front.

BEDROOM ONE 14'0 x 9'11 (4.27 x 3.02m)

Double glazed window, double radiator.

BATHROOM

Three piece suite comprising panelled bath with shower over, wash hand basin, set in vanity unit, low level w.c, tiled walls, heated towel rail, double glazed frosted window.

REAR GARDEN

Laid mainly to lawn.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: GAS
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: On Street

MINING (delete as appropriate)

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

BUILDING WORKS

Restrictions on property? No Parking boats, caravans or mobile homes on site.

ACCESSIBILITY

This property has accessibility adaptations:

- Level Access
- Suitable for wheelchair user

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.
125 years from 2004 (105 years remaining)
Ground Rent: £10 per annum - Review Period: TBC - Increase Amount: TBC
Service Charge: £353.23 per annum - Review Period: TBC - Increase Amount: TBC

COUNCIL TAX BAND: A

EPC RATING: C

GS00015384.DJ.PC.29.11.24.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



Salters Close, Gosforth



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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