



Invertay Gosforth

- Modern first floor apartment
- Fully integrated kitchen
- 2 bedrooms
- En suite to master
- Close to metro
- Easy walking distance to

Gosforth High Street

Guide Price **£ 190,000**

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ROOK
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SAYER

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Invertay, Gosforth

A well appointed modern 2 bedroom apartment located on the first floor of this secluded residential development in South Gosforth. The property benefits from a fully integrated kitchen, 2 bedrooms with fitted wardrobes, en suite to master and a quality fitted replacement shower room with walk in shower. It also benefits from UPVC double glazing, electric heating, lift access and allocated parking space. Externally there are lovely well maintained communal gardens.

The property is conveniently located within easy walking distance to South Gosforth metro station as well as Gosforth High Street with its range of shops, amenities, coffee shops and restaurants.

SECURE COMMUNAL ENTRANCE

Lift to first floor.

ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Entrance door, built in cupboard, airing cupboard housing hot water cylinder, storage heater.

LOUNGE 16'1 x 11'5 (4.90 x 3.48m)

Double glazed window, feature fireplace, coving to ceiling, storage heater, archway to dining room.

DINING ROOM 8'3 x 7'2 (2.51 x 2.18m)

Double glazed window, coving to ceiling, storage heater.

KITCHEN 8'3 x 8'1 (2.51 x 2.46m)

Fitted with a range of wall and base units, built in electric oven, built in electric hob, extractor hood, integrated fridge, freezer, dishwasher, and washing machine, part tiled walls.

BEDROOM ONE 19'0 x 8'10 (5.79 x 2.69m)

Double glazed window, fitted wardrobes, coving to ceiling, storage heater.

EN SUITE SHOWER ROOM

Three piece suite comprising: step in shower cubicle, pedestal wash hand basin, low level WC, convector heater, extractor fan.

BEDROOM TWO 12'5 x 7'8 (3.78 x 2.34m)

Double glazed window, built in wardrobe, wall mounted electric heater, coving to ceiling.

SHOWER ROOM/W.C.

Three piece suite comprising: walk-in double shower, wash handbasin, low level WC, tiled floor, tiled walls, heated towel rail.

COMMUNAL GARDENS

ALLOCATED PARKING SPACE

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Allocated Parking

MINING

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.

ACCESSIBILITY

This property has accessibility adaptations:

- Suitable for wheelchair users
- Lift access to floor

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. 999 years from 2000 (975 years remaining)

Ground Rent: N/A

Service Charge: £175.00 per monthly - Increase Amount: increases £100.00 per annum for rental properties

COUNCIL TAX BAND: C

EPC RATING: B

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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



Invertay, Gosforth



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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