



Kirkwood Drive Gosforth

- Very well appointed apartment
- Residents parking
- Access to local shops, amenities and transport links
- Two bedrooms
- Modern fixtures and fittings
- Ideally suited for a first time

Offers Over **£ 69,950**

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ROOK
MATTHEWS
SAYER

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Kirkwood Drive, Gosforth

A very well appointed two bedroom apartment located on the second floor of this popular residential development. The property is ideally suited for a first time buyer and benefits from a range of modern fixtures and fittings throughout together with secure communal entrance and residents parking. It is well positioned for access to local shops, amenities and transport links as well as being a short distance to the A1 motorway.

ENTRANCE DOOR LEADS TO:

Secure communal entrance with staircase to 2nd floor.

ENTRANCE HALL

Entrance door, built in cupboard housing combination boiler, another built in cupboard, laminate flooring.

SITTING ROOM 15'5 x 14'9 (4.70 x 4.50m)

Bay window, radiator.

KITCHEN 8'8 x 8'4 (2.64 x 2.54m)

Fitted with a range of wall and base units, single drainer sink unit, space for automatic washer, window.

BEDROOM ONE 12'11 x 6'7 (3.94 x 2.01m)

Window, radiator.

BEDROOM TWO 10'11 x 7'1 (3.33 x 2.16m)

Window, radiator.

BATHROOM/W.C.

Three piece suite comprising: panelled bath with shower over, wash hand basin, low level WC, extractor fan.

COMMUNAL PARKING

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: TBC
Mobile Signal Coverage Blackspot: No
Parking: Communal 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.

RESTRICTIONS AND RIGHTS

Restrictions on property? Yes: Unable to sub-let, Park boats, caravans or mobile homes, holiday home-use.

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 1986 (86 years remaining)
Ground Rent: Included in service charge
Service Charge: £123.00 per month - Review Period: TBC - Increase Amount: TBC
Council Tax Band: A
EPC Rating: D]

COUNCIL TAX BAND: A

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	64 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.

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



Kirkwood Drive, Gosforth



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