



## Abigail Court

South Gosforth

- Ground floor apartment
- 3 bedrooms
- Resident parking
- Available with no onward chain
- Fully fitted kitchen
- Close to South Gosforth Metro

Station

Offers Over **£ 190,000**

0191 284 7999  
12 Gosforth Shopping Centre, Gosforth, NE3 1JZ

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SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[gosforth@rmsestateagents.co.uk](mailto:gosforth@rmsestateagents.co.uk)

# Abigail Court, South Gosforth

Available with no onward chain a well appointed 3 bedroom ground floor apartment located within this popular residential development close to South Gosforth Metro Station. The property offers generous accommodation to suite a variety of potential purchasers. It also benefits from secure communal entrance, UPVC double glazing and residents parking. Briefly comprising entrance hallway, large sitting room with bay window, fully fitted kitchen, 3 bedrooms with the master benefitting from fitted wardrobes. There is also a shower room with walk-in shower. There are frequent metro links nearby as well as local shops and amenities. The Freeman hospital and Jesmond Dene are close by.

## **ENTRANCE DOOR LEADS TO: SECURE COMMUNAL ENTRANCE**

### **ENTRANCE HALL**

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

### **SITTING ROOM 15'5 x 16'7 (max into bay) (4.70 x 5.05m)**

Double glazed bay window, double glazed window, coving to ceiling, two storage heaters

### **KITCHEN 13'9 (max) x 11'2 (max) (4.19 x 3.40m)**

Fitted with a range of wall and base units, built in electric oven, built in electric hob, extractor hood, space for automatic washer, tiled splash back, double glazed window.

### **BEDROOM ONE 13'7 (max into bay) x 11'6 (max) (4.14 x 3.51m)**

Double glazed bay window, 2 sets of fitted wardrobes, storage heater.

### **BEDROOM TWO 12'5 (max) x 7'10 (3.78 x 2.39m)**

Double glazed window to front and side, wall mounted electric heater, built in cupboard.

### **BEDROOM THREE 13'5 (max) x 11'5 (max) (4.09 x 3.48m)**

Double glazed window, wall mounted electric heater.

### **SHOWER ROOM**

Step in shower cubicle shower, pedestal wash hand basin, low level WC, part tiled walls.

### **COMMUNAL GARDENS**

Residents parking.

### **PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Electric  
Broadband: Cable  
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: No parking boats, caravans or mobile homes on site.

### **TENURE**

Leasehold (also has a share of the freehold)

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 1996 (96 years remaining)

Ground Rent: £TBC per (6 months/ annum) - Review Period: TBC - Increase Amount: TBC

Service Charge: £100 per month - Review Period: TBC - Increase Amount: TBC

### **COUNCIL TAX BAND: C**

**EPC RATING:** TBC

GS00015541.DJ.PC.06.03.25.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.

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Waiting on EPC

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