



Collingwood Mews | Gosforth | NE3 1BE

Offers Over £145,000



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Modern apartment

En suite shower

Secure residents parking

2 good size bedrooms

Fully integrated kitchen

Access to frequent transport
links, local shops, amenities,
bars and restaurants

ROOK
MATTHEWS
SAYER

A modern 2 bedroom apartment located on the ground floor of this popular residential development close to Gosforth High Street. The property benefits from 2 good size bedrooms, en suite shower, fully integrated kitchen, bathroom with shower, and secure residents parking. It is well positioned for access to frequent transport links, local shops, amenities, bars and restaurants.

Briefly comprising secure communal entrance leading to the apartment on the ground floor. There is an entrance hallway with storage cupboard, sitting room and a fully integrated kitchen. There are 2 double bedrooms one benefitting from an en suite shower. There is also a separate bathroom. Additional features include double glazing, electric heating and secure residents parking.

ENTRANCE PORCH: SECURE COMMUNAL ENTRANCE

ENTRANCE HALL

Built in cupboard, airing cupboard housing hot water cylinder, storage heater.

LOUNGE 13'7 x 11'7 (4.14 x 3.53m)

Double glazed window, coving to ceiling, two storage heaters.

KITCHEN 11'5 (max) x 8'1 (3.48 x 2.46m)

Fitted with a range of wall and base units, built in electric oven, built in electric hob, extractor hood, space for washer, space for dishwasher, breakfast bar, tiled splash back.

BEDROOM ONE 11'7x 10'0 (3.53 x 3.05m)

Double glazed window, built in cupboard, wall mounted heater,

BEDROOM TWO 11'6 x 9'0 (3.51 x 2.74m)

Double glazed window, wall mounted electric heater.

BATHROOM/W.C.

Three piece suite comprising of: panelled bath with shower attachment, pedestal wash hand basin, low level WC; part tiled walls, shaver point, convector fan.

EN SUITE SHOWER ROOM

Step in shower cubicle, pedestal wash hand basin, low level WC, shaver point, convector fan, extractor fan.

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.

ACCESSIBILITY

This property has accessibility adaptations:

- Lift Access
- Suitable for wheelchair users
- Level Access

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 2001 (101 years remaining)

Ground Rent: £50 per annum - Review Period: TBC - Increase Amount: TBC

Service Charge (includes building insurance): £221.70 per monthly (for 10 months) - Review Period: TBC - Increase Amount: TBC

COUNCIL TAX BAND: C

EPC RATING: D

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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

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.



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