



Montagu Court | Gosforth | NE3 4JL

Offers Over £200,000



2



1



1

Stylish apartment

2 double bedrooms

Open plan kitchen/living

Quality 4 piece bathroom suite

Lift access

Gosforth High Street is a short
distance away

ROOK
MATTHEWS
SAYER

A stylish 2 bedroom apartment located on the fifth floor of this sought after residential development on the fringe of central Gosforth. The property benefits from an array of quality fixtures and fittings with fabulous open plan kitchen/living room with dual aspect glazing and westerly facing balcony. It also benefits from 2 double bedrooms, quality 4 piece bathroom suite, UPVC double glazing, modern gas fired central heating and garage. The development has lift access, on site concierge and visitor parking. There are frequent transport links nearby. Gosforth High Street is a short distance away.

SECURE COMMUNAL ENTRANCE

Lift access to 5th floor.

ENTRANCE HALL:

Entrance door, built in cupboard, radiator.

OPEN PLAN KITCHEN/DINER/LIVING ROOM: 27'7 (max) x 16'1 (max) (8.41 x 4.90m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in gas hob, extractor hood, space for automatic washer, wall mounted combination boiler, double glazed window, double glazed French doors to balcony.

BEDROOM ONE: 13'11 x 10'2 (4.24 x 3.10m)

Double glazed window, fitted wardrobes, radiator.

BEDROOM TWO: 10'9 x 10'0 (3.28 x 3.05m)

Double glazed window, fitted wardrobes, radiator.

BATHROOM/W.C.:

Four piece suite comprising: free standing roll top bath, step in shower cubicle, wash hand basin, low level WC, part tiled walls, tiled floor, heated towel rail, double glazed frosted window.

GARAGE

Separate block.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Cable
Mobile Signal Coverage Blackspot: No
Parking: Garage

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. 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 1967 (941 years remaining)

Ground Rent: Included in Service Charge

Service Charge (including Water): Approx. £1800 per 6 months - Review Period: TBC - Increase Amount: TBC

COUNCIL TAX BAND: C

EPC RATING: C

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

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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