



## Wentworth Grange Gosforth

An opportunity to purchase this fabulous 3 bedroom apartment located on the first floor of this sought after residential development on The Grove in central Gosforth. The property offers generous accommodation boasting in excess 1500 sq ft floor area. It benefits from a range of modern fixtures and fittings together with southerly facing balcony and replacement double glazed windows. Additional features include lift access, garage in a separate block, residents parking and well maintained communal gardens. The property is conveniently located within easy walking distance the High Street as well as South Gosforth Metro station.

Briefly comprising secure communal entrance with lift access to the first floor. There is an internal lobby with WC which leads to a dining room and sitting room with access to a sunny balcony. There is also a modern fully integrated kitchen. There is an internal hallway which provides access to 3 bedrooms with the master benefitting from fitted wardrobes and access to the balcony. There is also a modern 2 piece bathroom suite with separate WC. The property also benefits from modern replacement double glazed windows and electric heating.

**Guide Price £400,000**

0191 284 7999

12 Gosforth Shopping Centre, Gosforth, NE3 1JZ

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SAYER

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# Wentworth Grange Gosforth

## SECURE COMMUNAL ENTRANCE

Lift access to first floor.

## ENTRANCE HALL

Double glazed window, built in cupboards, meter cupboard.

## CLOAKROOM/W.C.

Double glazed window, low level WC, wash hand basin with set in vanity unit.

## SITTING ROOM 19'8 x 17'0 (5.99 x 5.18m)

Double glazed window, double glazed door to balcony.

## DINING ROOM 19'1 x 12'7 (5.82 x 3.84m)

Double glazed window.

## KITCHEN 11'8 x 8'9 (max) (3.56 x 2.67m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in double oven, built in induction hob, extractor hood, space for automatic washer, space for automatic dishwasher.

## INNER HALL

Built in cupboard housing hot water cylinder, storage cupboard.

## BEDROOM 13'1 (to wardrobes) x 11'11 (to balcony) (3.99 x 3.63m)

Wall mounted electric heater, double glazed door to balcony.

## BEDROOM 12'9 (to wardrobe) x 11'8 (3.89 x 3.56m)

Double glazed window, fitted wardrobes, wall mounted electric heater.

## BEDROOM THREE 9'8 x 7'10 (2.95 x 2.39m)

Double glazed window, wall mounted electric heater.

## BATHROOM

Panelled bath with shower over, wash hand basin with set in vanity unit, part tiled walls, heated towel rail, double glazed frosted window.

## SEPARATE W.C.

Low level WC, part tiled walls, double glazed frosted window.



COMMUNAL GARDENS

RESIDENTS PARKING

GARAGE

Electronically operated up and over door.

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Electric
- 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.

ACCESSIBILITY

This property has accessibility adaptations:

- Lift access to floor
- Suitable for wheelchairs

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 Apr 1964 (938 years remaining)  
Ground Rent: Included in service charge.  
Service Charge (including building insurance): £341.00 per month -  
Review Period: TBC - Increase Amount: TBC

COUNCIL TAX BAND: F

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 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**

