

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**





ROOK MATTHEWS SAYER

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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, 1½ 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)

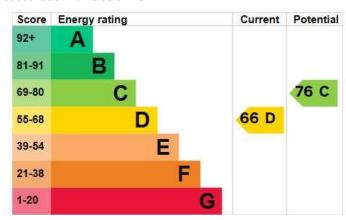
Ground Rent: Included in service charge.

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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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

