



Ettrick Lodge | Gosforth | NE3 1HH

£140,000



2



1



1

First floor flat over 55s

2 bedrooms

Lift access

Lovely communal gardens

Modern fully fitted kitchen

Residents parking

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SAYER

A well appointed 2 bedroom first floor flat for the over 55s located within this popular residential development just off The Grove in central Gosforth. The property has been much improved to incorporate a modern fully fitted kitchen with integrated appliances and replacement bathroom suite with step in shower. There are lovely communal gardens within the development as well as laundry, in house manager and residents parking. South Gosforth Metro station and the High Street are both within easy walking distance.

SECURE COMMUNAL ENTRANCE

Lift to first floor.

ENTRANCE HALL

Entrance door, built in cupboard, airing cupboard housing hot water cylinder. Storage heater.

LOUNGE 16'3 x 12'2 (4.95 x 3.71m)

Double glazed bay window, coving to ceiling, storage heater.

KITCHEN 8'9 x 7'8 (2.67 x 2.34m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in electric oven, built in electric hob, extractor hood, fridge, freezer, microwave, tiled floor, tiled splash back, double glazed window.

BEDROOM ONE 12'8 (to wardrobes) x 9'2 (plus doorway) (3.86 x 2.79m)

Double glazed window, fitted wardrobes, electric heater, coving to ceiling.

BEDROOM TWO 9'2 (plus doorway) x 8'4 (2.79 x 2.54m)

Double glazed window, built in cupboard, electric heater, coving to ceiling.

SHOWER ROOM

Step in shower cubicle with electric shower, wash hand basin with set in vanity unit, low level WC, extractor fan.

COMMUNAL GARDENS

RESIDENTS PARKING

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: TBC

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 boats, caravans, or mobile homes onsite; Keeping pets is subject to application.

ACCESSIBILITY

This property has accessibility adaptations:

- Level Access
- Suitable for wheelchairs
- Lift access
- Wide doorways

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.

99 years from 2007 (81 years remaining)

Ground Rent: Included in Service Charge

Service Charge (Includes Building Insurance): £225 per month - Review Period: TBC - Increase Amount: TBC

COUNCIL TAX BAND: D

EPC RATING: C

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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.



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 71 C | 75 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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