



Broadway Court

Gosforth

- Very well appointed garden flat
- Residents parking
- One bedroom
- 24 hr emergency facility
- Modern wet room with underfloor heating
- Communal lounge & gardens

Offers in the Region of **£ 86,000**

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ROOK
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SAYER

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Broadway Court, Gosforth

A very well appointed one bedroom garden flat located within the popular Broadway Court development constructed by McCarthy and Stone. The property occupies a pleasant position with access to the communal gardens. It also features a large kitchen and modern wet room with underfloor heating. It has also recently benefitted from newly fitted carpets. There is a communal lounge within the development as well as laundry room and 24 hr emergency facility. Externally there are lovely communal garden and residents parking. There are frequent transport links nearby and Gosforth High Street is a short distance away.

Care line emergency pull cords in all rooms in the flat.

SECURE COMMUNAL ENTRANCE

Communal lounge where events take place and large laundry facilities.

ENTRANCE HALL

Entrance door and storage cupboard housing hot water cylinder.

LOUNGE 15'9 x 10'5 (4.80m x 3.18m)

Double glazed window, coving to ceiling, storage heater, feature fireplace and double glazed door to communal garden.

KITCHEN 11'7 x 6'10 (3.53m x 2.08m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in electric hob, extractor hood, tiled splash back and double glazed window.

BEDROOM ONE 13'8 x 8'10 (4.17m x 2.69m)

Double glazed window, fitted wardrobes, coving to ceiling and a storage heater.

WET ROOM

Non slip tiled flooring with under floor heating, wash hand basin, set in vanity unit, walk in shower with seat, heated towel rail and an extractor fan.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Electric Storage Heaters
Broadband: ADSL Modem
Mobile Signal Coverage Blackspot: No
Parking: Communal Parking

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

ACCESSIBILITY

This property has accessibility adaptations:

- Flat entrance to main building
- Wet room

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.

Length of Lease: 125 years from March 2001

Ground Rent: £774.39 per annum. Planned increase TBC

Service Charge: £3131.44 per annum (Building insurance included)

Any Other Charges/Obligations: Associated fees: Exit fee - 1% of sale price

COUNCIL TAX BAND: B

EPC RATING: C

GS00014895.DJ.PC.14.03.24.V.2

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



Broadway Court, Gosforth



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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