



Grove Park Oval | Gosforth | NE3 1EF

Offers Over £175,00



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Modern executive apartment

One bedroom

Allocated parking space

Fully integrated kitchen

Southerly facing balcony

Easy walking distance to the
high street

ROOK
MATTHEWS
SAYER

An opportunity to purchase this modern one bedroom executive apartment located within the sought after Grove Park development in central Gosforth. The apartment benefits from a range of quality fixtures and fittings together with fully integrated kitchen, southerly facing balcony and allocated parking space. It is well positioned within easy walking distance to the high street with its range of bars, restaurants and coffee shops as well as sought Gosforth metro station with frequent transport links to the city centre and Newcastle International Airport.

ENTRANCE DOOR LEADS TO: ENTRANCE HALL

Entrance door, airing cupboard housing hot water cylinder, hardwood flooring.

LOUNGE/KITCHEN 23'7 x 12'7 into 8'5 (7.19 x 3.842.57m)

Fitted with a range of wall and base units, built in electric oven, built in electric hob, extractor hood, integrated fridge, freezer and washing machine, wall mounted electric heater, hardwood flooring, double glazed window, double glazed door.

BEDROOM ONE 14'5 (max) x 9'10 (4.39 x 3.00m)

Double glazed window, fitted wardrobes.

BATHROOM/W.C.

Three piece suite comprising panelled bath with shower over, wash hand basin, low level WC, part tiled walls, tiled floor, heated towel rail, extractor fan.

COMMUNAL GARDENS

ALLOCATED PARKING SPACE

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Allocated 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? Pets, running a business, parking boats, caravans or mobile homes on site are prohibited.

ACCESSIBILITY

This property has accessibility adaptations:

- Lift access

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.

199 years from January 2003 (177 years remaining)

Service Charge (includes ground rent, building insurance and water): £222.00 per months - Review Period: TBC - Increase Amount: TBC

COUNCIL TAX BAND: C

EPC RATING: B

GS00015718.DJ.PC.18/06/25.V.1

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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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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