

# **Broadway Court**Gosforth

- Development for the over 55s
- 2 bedrooms
- Communal lounge, laundry room, and gardens

- First floor apartment
- Residents parking
- Access to local shops, amenities and transport links

Guide Price **£ 119,950** 



# Broadway Court, Gosforth

A well appointed 2 bedroom apartment located on the first floor of this popular residential development for the over 55s constructed by McCarthy & Stone. Internally the property briefly comprises; entrance hall, lounge, kitchen, two bedrooms and a bathroom. There is also a communal lounge for the residents, laundry room, residents parking and well maintained communal gardens. It is well positioned for access to local shops, amenities and transport links as well as being a short distance to Gosforth High Street.

# ENTRANCE DOOR LEADS TO: SECURE COMMUNAL ENTRANCE

Lift to 1st floor.

## **ENTRANCE HALL**

Hot water cylinder.

# SITTING ROOM 17'6 x 11'2 into 8'9 (5.33 x 3.40-2.67m)

Double glazed French door, coving to ceiling, storage heater.

# KITCHEN 8'11 x 5'9 (2.72 x 1.75m)

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

## BEDROOM ONE 15'5 (to wardrobes) x 9'4 (4.70 x 2.84m)

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

# BEDROOM TWO 11'1 (max) x 8'7 (3.38 x 2.62m)

Double glazed window, wall mounted electric heater, coving to ceiling.

# BATHROOM/W.C.

Three piece site comprising: panelled bath with shower over, wash hand basin with set in vanity unit, and low level WC. Tiled walls, heated towel rail, extractor fan, convector fan.

## **COMMUNAL GARDENS**

# RESIDENT PARKING

#### PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Electric Broadband: Fibre

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:

- Level access
- Ramp access
- Suitable for wheelchair users
- Lift access to floor

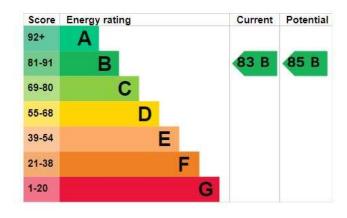
#### TENURE

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. 125 years from 2001 (101 years remaining)

Ground Rent: £907.14 per annum - Review Period: TBC - Increase Amount: TBC Service Charge: £4697.16 per annum - Review Period: TBC - Increase Amount: TBC

### COUNCIL TAX BAND: C EPC RATING: B

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