



Broadway Court

Gosforth

- Development for the over 55s
- First floor apartment
- 2 bedrooms
- Residents parking
- Communal lounge, laundry room, and gardens
- Access to local shops, amenities and transport links

Guide Price **£ 119,950**

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ROOK
MATTHEWS
SAYER

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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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