



Broadway Court

Gosforth

- Second floor apartment
- Replacement bathroom
- Communal gardens
- 1 bedroom
- Modern fixtures and fittings
- Residents parking

Guide Price **£ 89,950**

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ROOK
MATTHEWS
SAYER

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Broadway Court, Gosforth

A very well appointed 1 bedroom apartment located on the second floor of this popular residential development constructed by McCarthy and Stone on the Northern fringe of Gosforth. The property benefits from a range of modern fixtures and fittings together with replacement bathroom, walk-in shower, Fischer storage heaters and replacement hot water cylinder. It occupies a pleasant position with views over the communal gardens.

ENTRANCE DOOR LEADS TO: SECURE COMMUNAL ENTRANCE

Lift to second floor.

ENTRANCE HALL

Entrance door, built in cupboard housing hot water cylinder.

SITTING ROOM 23'7 x 10'10 (7.19 x 3.30m)

Double glazed window, feature fire surround, wall mounted electric heater.

KITCHEN 7'5 x 6'11 (2.26 x 2.11m)

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

BEDROOM ONE 15'2 x 9'1 (4.62 x 2.77m)

Double glazed window, fitted wardrobes, wall mounted electric heater.

SHOWER ROOM

Three piece suite comprising: walk in double shower, wash hand basin with set in vanity unit, low level WC, part tiled walls, extractor fan.

COMMUNAL GARDENS

RESIDENTS PARKING

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Electric
Broadband: Cable
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 pets allowed, running a business, parking boats, caravans or mobile homes.

ACCESSIBILITY

This property has accessibility adaptations:

- Wide doorways
- Lift access to floor
- Suitable for wheelchairs

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: £774.39 per annum - Review Period: TBC - Increase Amount: TBC

Service Charge (including building insurance): £3,131.00 per annum - Review Period: TBC - Increase Amount: TBC

COUNCIL TAX BAND: B

EPC RATING: D

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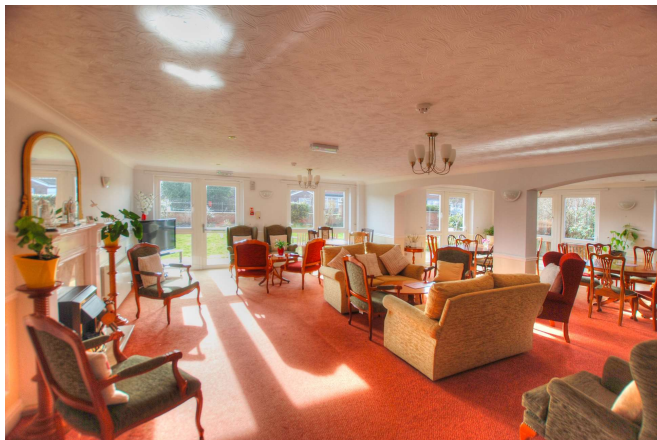
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16 Branches across the North-East



Broadway Court, Gosforth



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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