



ROOK  
MATTHEWS  
SAYER

Hawthorn Court | Gosforth | NE3 4TZ

£229,000



2



1



2

First floor apartment

2 Bedrooms

Communal gardens

In excess 900 sq ft floor area

Fully integrated kitchen

Allocated parking space

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A well appointed 2 bedroom apartment located on the first floor of this sought after residential development just off the High Street in central Gosforth. The property boasts in excess 900 sq ft floor area and benefits from a fully integrated kitchen, en suite to master bedroom and secure allocated off street parking. Additional features include gas fired central heating and double glazing. It is well placed for access to local shops, bars, restaurants, amenities and frequent transport links to the city centre.

Briefly comprising secure communal entrance with staircase leading to the first floor. There is an entrance hallway with storage cupboard housing hot water cylinder. There is a good size sitting room which leads a modern fully fitted kitchen with integrated kitchen. There are 2 bedrooms with the master benefitting from fitted wardrobes and en suite shower room. There is also a family bathroom with shower. Externally are well maintained communal gardens. There is also an electronically operated gate which leads to an allocated parking space.

#### SECURE COMMUNAL ENTRANCE

With staircase to the first floor.

**ENTRANCE HALL**  
Laminate flooring, cupboard housing combi boiler and two radiators.

**LOUNGE / DINING ROOM 20'10 x 13'6 (6.35m x 4.12m)**  
Double glazed window to the side and rear, coving to ceiling, laminate flooring and a radiator.

**KITCHEN 10'6 x 8'8 (3.20m x 2.64m)**  
Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in Smeg gas oven, built in electric hob, integrated fridge, freezer, dishwasher and washing machine, tiled splash back, radiator and a double glazed window.

**BEDROOM ONE 12'0 x 11'8 (3.66m x 3.56m)**  
Double glazed window, fitted wardrobes and a double radiator.

**EN SUITE SHOWER ROOM**  
Off bedroom one with pedestal wash hand basin, step in double shower cubicle with shower, low level w.c, part tiled walls, shaver point, extractor fan and a radiator.

**BEDROOM TWO 10'5 x 8'8 (3.18m x 2.64m)**  
Double glazed window to the rear and a built in cupboard.

**BATHROOM** White three piece suite comprising panelled bath with shower over, wash hand basin, low level w.c, set in vanity unit, part tiled walls, shaver point, radiator and an extractor fan.

**SECURE GATED ACCESS ALLOCATED PARKING SPACE**

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband: TBC  
Mobile Signal Coverage Blackspot: No  
Parking: Allocated Parking Space

#### 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.

#### 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.

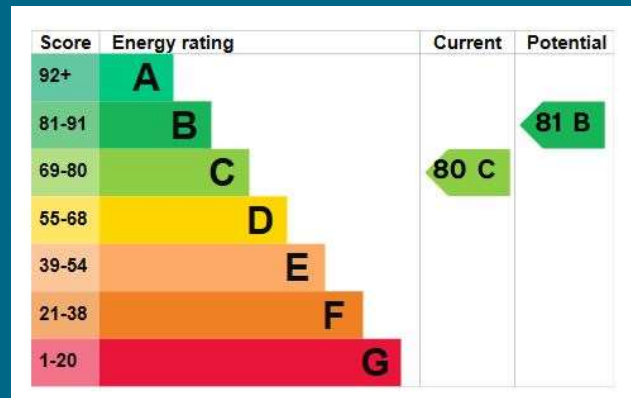
125 years from 2000 (100 years remaining)

Ground Rent: £50 per annum - Review Period: TBC - Increase Amount: TBC

Service Charge: £2,307.66 per annum - Review Period: TBC - Increase Amount: TBC

**COUNCIL TAX BAND: C**  
**EPC RATING: C**

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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.



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