



Homeforth House | Gosforth | NE3 1LL

**£60,000**



1



1



1

Larger style first floor flat

Modern kitchen

Residential development for  
the over 55s

1 bedroom

Communal gardens

Off street parking

ROOK  
MATTHEWS  
SAYER

A well appointed larger style 1 bedroom flat located on the first floor of this popular residential development for the over 55s in central Gosforth. The property benefits from a modern kitchen and bathroom suite with step in shower together with UPVC double glazing and upgraded electric heaters. There is lift access within the development as well as a resident's lounge, laundry, communal gardens and off street parking.

#### SECURE COMMUNAL ENTRANCE

Lift access to 1<sup>st</sup> floor.

#### ENTRANCE HALL

Entrance door, coving to ceiling, electric heater, entry phone.

#### SITTING ROOM 14'4 x 12'2 (4.37 x 3.71m)

Double glazed window, electric heater, cupboard housing meters, coving to ceiling, archway to kitchen.

#### KITCHEN 7'2 x 5'5 (2.18 x 1.65m)

Fitted with a range of wall and base units, single drainer sink unit, electric cooker point, part tiled walls.

#### BEDROOM ONE 15'9 (to wardrobes) x 8'8 (4.80 x 2.64m)

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

#### SHOWER ROOM

Wash hand basin, set in vanity unit, step in shower cubicle with electric shower, low level WC, tiled walls, heated towel rail, extractor fan.

#### COMMUNAL GARDENS

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: TBC

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.

#### AGENTS NOTE

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

#### RESTRICTIONS AND RIGHTS

Restrictions on property? Yes: No keeping pets, running a business, and parking boats, caravans or mobile homes on site.

#### ACCESSIBILITY

This property has accessibility adaptations:

- Suitable for wheelchair users
- Level Access
- 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. 99 years from 1985 (59 years remaining)  
Ground Rent: £500.00 per 6 months - Review Period: TBC - Increase Amount: TBC  
Service Charge (includes building insurance): £1739.00 per 6 months - Review Period: TBC - Increase Amount: TBC

**COUNCIL TAX BAND: A**

**EPC RATING: TBC**

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**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

**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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WAITING ON EPC

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