



ROOK  
MATTHEWS  
SAYER

Ettrick Lodge | Gosforth | NE3 1HN

£140,000



2



1



1

Well appointed apartment

Westerly facing aspect

Well maintained communal  
gardens

2 bedrooms

Replacement kitchen

South Gosforth metro station  
and Gosforth high street are  
within easy walking distance

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A well appointed 2 bedroom apartment for the over 55s located on the third floor of this popular residential development just off the grove in central Gosforth with westerly facing aspect. The property benefits from a replacement kitchen and bathroom suite together with on site manager, laundry room, residents parking and lift access. There are also well maintained communal gardens. South Gosforth metro station and Gosforth high street are within easy walking distance.

#### **ENTRANCE DOOR LEADS TO: ENTRANCE HALL**

Built in cupboard, meter cupboard housing hot water cylinder, storage heater.

#### **SITTING ROOM 16'1 (into bay) x 11'10 (4.90 x 3.61m)**

Double glazed bay window, coving to ceiling, storage heater.

#### **KITCHEN 8'9 x 7'7 (2.67 x 2.31m)**

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

#### **BEDROOM ONE 12'7 (to wardrobe) x 9'3 (plus doorway) (3.84 x 2.82m)**

Double glazed window, wall mounted electric heater.

#### **BEDROOM TWO 9'2 (plus doorway) x 8'4 (2.79 x 2.54m)**

Double glazed window, wall mounted electric heater.

#### **SHOWER ROOM**

Pedestal wash hand basin, step in shower cubicle, low level WC, part tiled walls, convector fan, shaver point.

#### **COMMUNAL GARDENS**

#### **RESIDENTS PARKING**

#### **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**

Enter any Agents Notes here that are provided by FCP via Jira e.g probate disclaimer.  
If you require any further information on this, please contact us.

#### **RESTRICTIONS AND RIGHTS**

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

#### **ACCESSIBILITY**

This property has accessibility adaptations:

- Suitable for wheelchair user
- 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.

125 years from March 2016 (101 years remaining)

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

Service Charge: TBC per annum - Review Period: TBC - Increase Amount: TBC

Building Insurance: TBC per annum - Review Period: TBC - Increase Amount: TBC

#### **COUNCIL TAX BAND: D**

#### **EPC RATING: C**

GS00015762.DJ.PC.23.09.25.V.1

**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.

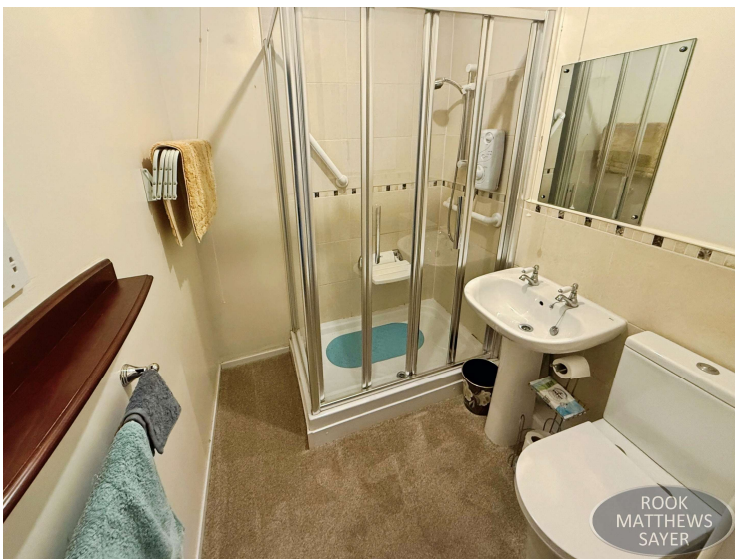


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**Gosforth@rmsestateagents.co.uk**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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