



Ettrick Lodge | Gosforth | NE3 1NH

£140,000



2



1



1

1st floor flat for the over 55s

2 bedrooms

Fully fitted kitchen

Modern shower room

Communal gardens &
residents parking

Easy walking distance to South
Gosforth metro station

ROOK
MATTHEWS
SAYER

A well appointed 2 bedroom flat located on the first floor of this popular residential development for the over 55s just off The Grove in central Gosforth. The property occupies a pleasant position within the development with views over the communal gardens. It benefits from a modern replacement shower room with walk-in shower together with fully fitted kitchen with integrated washing machine. There are 2 good size bedrooms one of which features fitted wardrobes. There is also a laundry within the development together with well-maintained communal gardens, residents parking and in house manager. The property is well conveniently located within easy walking distance to South Gosforth metro station as well as the High Street with its range of shopping facilities, restaurants and coffee shops.

COMMUNAL ENTRANCE

Lift to 1st floor.

ENTRANCE HALL

Built in cupboard, airing cupboard housing hot water cylinder, electric heater.

SITTING ROOM 16'1 (into bay) x 11'9 (4.90 x 3.58m)

Coving to ceiling, wall mounted electric heater.

KITCHEN 8'8 x 7'9 (2.64 x 2.36m)

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

BEDROOM ONE 12'7 (to wardrobes) x 9'1 (plus doorway) (3.84 x 2.77m)

Double glazed window, fitted wardrobes, mirror fronted sliding doors, wall mounted electric heater.

BEDROOM TWO 9'0 (plus doorway) x 8'5 (2.74 x 2.57m)

Double glazed window, built in cupboard, wall mounted electric heater.

SHOWER ROOM

Walk-in double shower, pedestal wash hand basin, high level WC, tiled floor, heated towel rail, extractor fan.

COMMUNAL GARDENS

RESIDENTS PARKING

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: Unsure

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 keeping pets, parking boats, caravan or mobile homes on site.

ACCESSIBILITY

This property has accessibility adaptations:

- Suitable for wheelchair user
- Level access
- Lift access
- Wide doorway

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 2011 (85 years remaining)

Ground Rent (included in service charge)

Service Charge (Includes building insurance): £ 2684 per annum - Review Period: TBC - Increase Amount: TBC

COUNCIL TAX BAND: D

EPC RATING: C

GS00015634.DJ.PC.01/09/25.V.2

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.



T: 0191 284 7999

Gosforth@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 C | 78 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

T:0191 284 7999

Gosforth@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER