



Low Gosforth Court | Gosforth | Ne3 5QU

# Offers Over £200,000



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**Stylish 2 bedroom apartment**

**Balcony**

**Large garage**

**Residents parking**

**Leafy residential development  
in Melton Park Gosforth**

**Fabulous bathroom suite with  
walk-in shower**

ROOK  
MATTHEWS  
SAYER

A super stylish 2 bedroom apartment located within this leafy residential development in Melton Park Gosforth. The property benefits from a range of quality fixtures and fittings together with balcony, garage and residents parking. It is conveniently positioned for access to the A1 motorway and central Gosforth.

The property comprises communal entrance with staircase to the first floor landing. There is an entrance hallway with cloaks cupboard which leads to a dual aspect sitting room with balcony. There is a quality fitted kitchen together with fabulous bathroom suite with walk-in shower. There are also 2 good size bedrooms. Externally there is a large garage to the rear with electronically operated up and over door. There are also well-maintained communal gardens and residents parking.

#### COMMUNAL ENTRANCE

Staircase to first floor.

#### ENTRANCE HALL

Entrance door, cloaks cupboard.

#### SITTING ROOM 18'8 x 11'6 (5.69 x 3.51m)

Double glazed window, coving to ceiling, double glazed patio door to balcony, double radiator.

#### KITCHEN 11'3 x 7'10 (3.43 x 2.39m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in electric oven, built in ceramic hob, extractor hood, space for automatic washer, part tiled walls, wall mounted combination boiler, double glazed window.

#### BEDROOM ONE 12'10 x 10'10 (3.91 x 3.30m)

Double glazed window, fitted wardrobes, radiator.

#### BEDROOM TWO 10'10 x 6'11 (3.30 x 2.11m)

Double glazed window, radiator.

#### BATHROOM/W.C.

Four piece suite comprising: panelled bath, step in shower cubicle, wash hand basin with set in vanity unit, low level WC, tiled walls, shaver point, tiled floor, extractor fan, double glazed frosted windows.

#### COMMUNAL GARDENS

#### RESIDENTS PARKING

#### GARAGE

Separate block with electronically operated up and over door.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Sky

Mobile Signal Coverage Blackspot: No

Parking: Garage

#### 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, running a business, sub-letting, parking boats, caravans or mobile homes on site.

#### 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.

999 years from March 1975 (949 years remaining)

Ground Rent: Included in service charge

Service Charge: £280 per annum - Review Period: TBC -

Increase Amount: TBC

Building Insurance: £30 per month - Review Period: TBC -

Increase Amount: TBC

#### COUNCIL TAX BAND: C

#### EPC RATING: D

GS00015840.DJ.PC.20.10.25.V.2

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 71 C      |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**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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