



Akeld Court | South Gosforth | NE3 1YG

Offers Over £100,000



2



1



1

A traditional ground floor flat

2 bedrooms

UPVC double glazing

Garage in separate block

Communal gardens

Easy walking distance to South
Gosforth metro station

ROOK
MATTHEWS
SAYER

A traditional 2 bedroom ground floor flat located within this popular residential development in South Gosforth. The property will appeal to a variety of potential purchasers and benefits from UPVC double glazing, electric heating and garage located in a separate block. South Gosforth metro station is within easy walking distance as well as The Freeman Hospital and Jesmond Dene. Gosforth High Street is a short distance away.

ENTRANCE DOOR LEADS TO: SECURE COMMUNAL ENTRANCE

ENTRANCE HALL

Entrance door, meter cupboard, storage heater.

LOUNGE 16'4 x 10'3 (4.98 x 3.12m)

Double glazed window, coving to ceiling, storage heater.

KITCHEN 8'1 x 7'1 (2.46 x 2.16m)

Fitted with a range of wall and base units, built in electric oven, built in electric hob, space for automatic washer, tiled splash back, double glazed window.

BEDROOM ONE 10'8 x 9'11 (3.25 x 3.02m)

Double glazed window, fitted wardrobes, storage heater.

BEDROOM TWO 11'11 x 7'11 (3.63 x 2.41m)

Double glazed window, cabinets housing hot water cylinder, storage heater.

BATHROOM/W.C.

Three piece suite comprising: panelled bath with electric shower over, pedestal wash hand basin, low level WC, tiled walls, extractor fan.

COMMUNAL GARDENS

GARAGE

Separate block.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: TBC

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.

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.

148 years from 2010 (132 years remaining)

Ground Rent: 1 Peppercorn Lease

Service Charge: £1,143.00 per annum - Review Period:

TBC - Increase Amount: TBC

Building insurance: Included in the service charge.

COUNCIL TAX BAND: A

EPC RATING: D

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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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