



RMS | Rook
Matthews
Sayer

Hunters Court | South Gosforth | NE3 1SP

Offers Over £125,000



2



1



1

Well appointed flat

2 double bedrooms

Walk-in wardrobe

Residents parking

Fully fitted kitchen with
integrated appliances

Communal gardens

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A very well appointed 2 bedroom flat located on the first floor of this popular residential development in South Gosforth. The property benefits from a replacement kitchen with integrated appliances, upgraded gas fired central heating via combination boiler, UPVC double glazing, 2 double bedrooms and a garage. There are also well maintained communal gardens within the development together with residents parking. South Gosforth Metro station is close by together with Jesmond Dene and The Freeman Hospital.

Briefly comprising secure communal entrance with staircase leading to the first floor. Entrance hallway with 3 storage cupboards, good size sitting room with shutters to windows. There is a modern fully fitted kitchen with integrated appliances, together with 2 double bedrooms one of which has a walk-in wardrobe. There is also a family bathroom with shower. Externally there are well maintained communal gardens and residents parking. The property also benefits from a garage in a separate block to the rear of the development.

**ENTRANCE DOOR LEADS TO:
SECURE COMMUNAL ENTRANCE**

ENTRANCE HALL

Three built in cupboards, radiator.

LOUNGE 19'11 x 10'1 (6.07 x 3.07m)

Shutters to window, two radiators.

KITCHEN 10'8 x 5'5 (3.25 x 1.65m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in gas hob, integrated dishwasher, tiled splash back, wall mounted combination boiler, radiator, double glazed window.

BEDROOM ONE 16'1 x 9'1 (4.90 x 2.77m)

Double glazed window, walk in wardrobe, radiator.

BEDROOM TWO 10'9 x 6'8 (3.28 x 2.03m)

Double glazed window, radiator.

BATHROOM/W.C.

Three piece suite comprising panelled bath with shower over, wash hand basin with set in vanity unit, tiled walls, tiled floor, extractor fan.

COMMUNAL GARDENS

RESIDENT PARKING

GARAGE

Separate block.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre

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.

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 1969 (942 years remaining)
Ground Rent: £15.00 per annum - Review Period: TBC - Increase Amount: TBC
Service Charge: £150.00 per month - Review Period: TBC - Increase Amount: TBC

COUNCIL TAX BAND: A

EPC RATING: TBC

GS00016010.DJ.PC.26.02.26.V.1

WAITING ON EPC RATING

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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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