



**RMS** | Rook  
Matthews  
Sayer

Wrendale Court | Gosforth | NE3 1TF

# Offers Over £130,000

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**A ground floor apartment**

**Two-bedrooms**

**Private garden**

**En-suite to the master**

**Allocated parking space**

**Located close to Gosforth High Street**

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A two-bedroom ground floor apartment situated in this popular residential area, conveniently located close to Gosforth High Street with its range of local shops, amenities, and transport links, including South Gosforth Metro Station.

The accommodation briefly comprises: reception hall, lounge, kitchen, two bedrooms, en-suite to the master bedroom, and a family bathroom/WC. The property also benefits from its own private garden.

Externally, there is an allocated parking space.

#### ENTRANCE DOOR LEADS TO:

##### ENTRANCE HALL

Entrance door, built in cupboard housing hot water cylinder, electric heater.

##### LOUNGE 17'0 x 10'1 (5.18 x 3.07m)

Double glazed patio door, telephone point, television point, electric heater.

##### KITCHEN 9'0 x 6'0 (2.74 x 1.83m)

Wall and base units, single drainer sink unit, built in electric oven, built in electric hob, extractor hood, integrated washing machine, integrated fridge freezer, double glazed window.

##### BEDROOM ONE 13'1 x 8'0 (3.96 x 2.44m)

Double glazed window, electric heater.

##### EN SUITE SHOWER ROOM

Step in shower cubicle, wash hand basin, low level WC, part tiled walls, tiled floor, heated towel rail, extractor fan.

##### BEDROOM TWO 13'1 x 8'0 (3.99 x 2.44m)

Double glazed window, electric heater.

##### BATHROOM/W.C.

Three piece suite comprising: panelled bath with mixer shower over, wash hand basin, low level WC, heated towel rail,

##### PRIVATE GARDEN

Laid mainly to lawn, paved area, hedge boundaries, fenced boundaries to side, gated access.

##### ALLOCATED PARKING SPACE

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: ELECTRIC

Broadband: CABLE

Mobile Signal Coverage Blackspot: NO

Parking: ALLOCATED PARKING SPACE

#### 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.

#### ACCESSIBILITY

This property has accessibility adaptations:

- Suitable for wheelchair user
- Level access
- Ramped 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.

125 years from 2009 (108 years remaining)

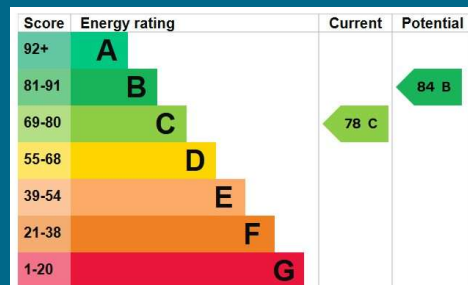
Ground Rent: £600 per annum - Review Period: TBC - Increase Amount: TBC

Service Charge (includes building insurance): £1355 per annum - Review Period: TBC - Increase Amount: TBC

#### COUNCIL TAX BAND: B

#### EPC RATING: C

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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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