



ROOK
MATTHEWS
SAYER

Grove Park Oval | Gosforth | NE31EG

£265,000



2



1



2

Well appointed first floor

2 double bedrooms

**Boasts in excess 850 sq
meters floor area**

Lift access

Fully integrated kitchen

**Easy walking distance to
Gosforth High Street**

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Viewing comes recommended on this well appointed 2 bedroom apartment located on the first floor of this sought after residential development in central Gosforth. The property boasts in excess 850 sq meters floor area and benefits from a fully integrated kitchen, 2 double bedrooms with fitted wardrobes, quality fitted bathroom and en suite with 'Hansgrohe' fittings, balcony and secure allocated parking space. There is also secure communal entrance with lift access. It is well positioned within easy walking distance to Gosforth High Street with its range of bars, restaurants and coffee shops as well as being a short distance to South Gosforth metro station.

SECURE COMMUNAL ENTRANCE

Staircase and lift access to first floor.

RECEPTION HALL

Built in cupboard housing hot water cylinder, hardwood flooring.

OPEN PLAN LOUNGE/KITCHEN 23'7 x 16'6 (7.19 x 5.03m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in ceramic hob, integrated fridge, freezer, dishwasher, washing machine, double glazed window, double glazed door to balcony, hardwood flooring, wall mounted electric heater.

MASTER BEDROOM 16'9 x 9'0 (5.11 x 2.74m)

Double glazed window, fitted wardrobes, wall mounted electric heater.

EN SUITE

Step in shower cubicle, wash hand basin, low level WC, tiled walls, tiled floor, shaver point.

BEDROOM TWO 12'4 x 9'7 (3.76 x 2.92m)

Double glazed window, fitted wardrobes, wall mounted electric heater.

BATHROOM

Panelled bath with shower over, wash hand basin, low level WC, tiled floors, tiled walls.

COMMUNAL GARDENS

SECURE UNDERGROUND PARKING SPACE

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: Fibre

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.

RESTRICTIONS AND RIGHTS

Restrictions on property? Yes: No keeping pets, parking boats, caravans or mobile homes on site.

ACCESSIBILITY

This property has accessibility adaptations:

- Suitable for wheelchair user
- Lift access
- Wide doorway

AGENTS NOTE:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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. 199 years from December 2005 (179 years remaining) Ground Rent: £125.00 per 6 months - Review Period: TBC - Increase Amount: TBC Service Charge (includes building insurance): £3,453.65 annum - Review Period: TBC - Increase Amount: TBC

COUNCIL TAX BAND: C

EPC RATING: C

GS00015799.DJ.PC.13.11.25.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.



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ROOK
MATTHEWS
SAYER



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		