



Ettrick Lodge | Gosforth | NE3 1NH

Offers Over £140,000



2



1



1

First floor apartment

Lift access to floor

Residence parking

Development for the over 55s

2 bedrooms

Communal gardens

ROOK
MATTHEWS
SAYER

A well appointed 2 bedroom apartment located on the first floor of this popular residential development for the over 55s in central Gosforth. The property benefits from a modern kitchen with high gloss wall and units and replacement bathroom suite with step in shower. The development also benefits from a laundry room together with well maintained gardens and residence parking. Gosforth High Street and South Gosforth Metro station are within easy walking distance.

SECURE COMMUNAL ENTRANCE

Lift access to first floor.

ENTRANCE HALL

Built in cupboard housing hot water cylinder, storage cupboard, storage heater.

LOUNGE 16'4 (into bay) x 11'8 (4.98 x 3.56m)

Double glazed bay window, coving to ceiling, storage heater.

KITCHEN 8'10 x 7'8 (2.69 x 2.34m)

Fitted with a range of high gloss wall and base units, integrated microwave, built in electric oven, built in induction hob, extractor hood, space for automatic washer, tiled splash back, double glazed window.

BEDROOM ONE 12'6 (into recess) x 9'1 (plus doorway) (3.81 x 2.77m)

Double glazed window, fitted wardrobes, mirror fronted sliding doors, coving to ceiling, electric wall mounted heater.

BEDROOM TWO 9'2 (plus doorway) x 8'5 (2.79 x 2.57m)

Double glazed window, coving to ceiling, built in cupboard.

SHOWER ROOM

Three piece suite comprising: step in shower cubicle, low level WC, pedestal wash hand basin; part tiled walls, tiled floor, shaver point, heated towel rail, extractor fan.

COMMUNAL GARDENS

RESIDENTS PARKING

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: TBC

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.

RESTRICTIONS AND RIGHTS

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

ACCESSIBILITY

This property has accessibility adaptations:

- Level Access
- Suitable for wheelchair users
- Lift access to floor

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. 99 years from November 2009 (83 years remaining) Ground Rent: £TBC per (6 months/ annum) - Review Period: TBC - Increase Amount: TBC Service Charge (includes building insurance): £2,684.16 per annum - Review Period: TBC - Increase Amount: TBC

COUNCIL TAX BAND: D

EPC RATING: C

GS00015725.DJ.PC.21/07/2.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		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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