



Greystoke Park | Gosforth | NE3 2DZ

£185,000



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**Executive one-bedroom
apartment**

**Kitchen features fully
integrated appliances**

**Lift access and communal
parking**

**Offers generous
accommodation throughout**

**Secure garage within a
separate block**

**Within reach of a wide range
of shopping facilities,
restaurants, & cafés**

RMS | Rook
Matthews
Sayer

Viewing comes highly recommended on this executive one-bedroom apartment, located within the much sought-after Greystoke Park development on the northern fringe of Gosforth.

The property offers generous accommodation throughout, complemented by a range of quality fixtures and fittings. The well-appointed kitchen features fully integrated appliances and granite work surfaces. A particular benefit is the secure garage, situated within a separate block and accessed via an electronically operated gate.

The development itself provides secure living, with lift access and communal parking for residents. Additional features include upgraded gas-fired central heating via a combination boiler and uPVC double glazing.

Ideally positioned for convenient access to the A1 motorway and central Gosforth, the property is within easy reach of a wide range of shopping facilities, restaurants, cafés, and other local amenities. Frequent public transport links are also available nearby.

SECURE COMMUNAL ENTRANCE

Lift to first floor.

ENTRANCE HALL

Polished hardwood flooring, two built in cupboards, entry phone, radiator.

LOUNGE/DINING ROOM 19'0 x 15'0 (5.79 x 4.57m)

Double glazed windows, stone effect fireplace, radiator, double radiator, cornice to ceiling.

KITCHEN 8'10 x 7'9 (2.69 x 2.36m)

Fitted with a range of high gloss wall and base units, single drainer sink unit, built in electric oven, built in gas hob, extractor hood, tiled splash back, integrated fridge, freezer, dishwasher, and washing machine.

MASTER BEDROOM 15'3 x 10'7 (4.65 x 3.23m)

Double glazed window, built in cupboard housing combination boiler, coving to ceiling, radiator.

BATHROOM/W.C.

Panelled bath with shower over, wash hand basin, low level WC, tiled walls, heated towel rail, tiled floor.

SECURE GARAGE

Separate block, electronically operated roller door, light and power points.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: TBC
Mobile Signal Coverage Blackspot: No
Parking: Garage in Separate Block

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.

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.

RESTRICTIONS AND RIGHTS

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

ACCESSIBILITY

This property has accessibility adaptations:

- Suitable for wheelchair user
- Level access
- Lift access

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 1992 (965 years remaining)

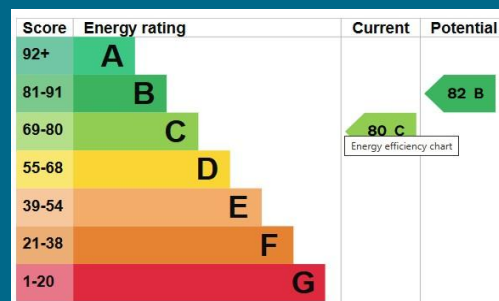
Ground Rent: £25 per annum - Review Period: TBC - Increase Amount: TBC

Service Charge (includes building insurance): £707.05 per 6 months - Review Period: TBC - Increase Amount: TBC

COUNCIL TAX BAND: D

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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