



Kirkwood Drive Gosforth

- No onward chain
- Two bedrooms
- Access to local shops, amenities and transport links
- Very well appointed apartment
- Ideally suited for a first time buyer
- Modern fixtures and fittings throughout

Guide Price **£ 65,000**

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ROOK
MATTHEWS
SAYER

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Kirkwood Drive, Gosforth

No onward chain. A very well appointed two bedroom apartment located on the second floor of this popular residential development. The property is ideally suited for a first time buyer and benefits from a range of modern fixtures and fittings throughout together with secure communal entrance and residents parking. It is well positioned for access to local shops, amenities and transport links as well as being a short distance to the A1 motorway.

ENTRANCE DOOR LEADS TO:

Secure communal entrance with staircase to 2nd floor.

ENTRANCE HALL

Entrance door, built in cupboard housing combination boiler, another built in cupboard, laminate flooring.

SITTING ROOM 15'5 x 14'9 (4.70 x 4.50m)

Bay window, radiator.

KITCHEN 8'8 x 8'4 (2.64 x 2.54m)

Fitted with a range of wall and base units, single drainer sink unit, space for automatic washer, window.

BEDROOM ONE 12'11 x 6'7 (3.94 x 2.01m)

Window, radiator.

BEDROOM TWO 10'11 x 7'1 (3.33 x 2.16m)

Window, radiator.

BATHROOM/W.C.

Three piece suite comprising: panelled bath with shower over, wash hand basin, low level WC, extractor fan.

COMMUNAL PARKING

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: Communal Parking

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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.
Length of Lease: 125 years from September 1986
Ground Rent: N/A
Service Charge: 123.00 per month
Any Other Charges/Obligations: N/A

COUNCIL TAX BAND: A

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

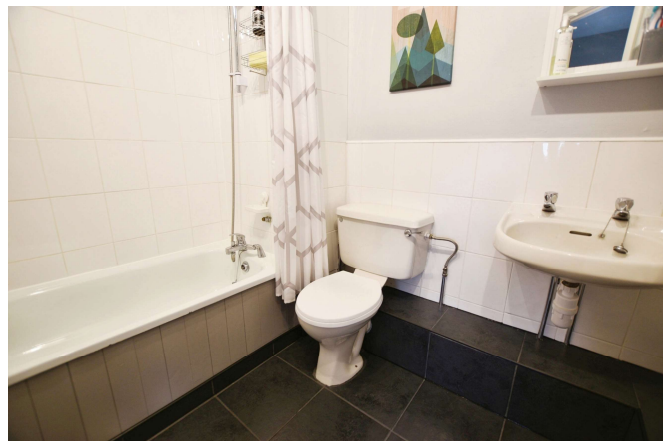
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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East



Kirkwood Drive, Gosforth



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