



Broadway Court Gosforth

- Very well appointed retirement flat
- One double bedroom
- Fully fitted kitchen
- Communal resident's lounge and laundry
- Communal gardens and residents parking

**Offers in the region of
£ 100,000**



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Broadway Court

Gosforth

A very well appointed one bedroom retirement flat located within this popular development constructed by McCarthy & Stone. The property offers comfortable living space with good size sitting room incorporating Juliette balcony. There is a fully fitted kitchen together with double bedroom with fitted wardrobes and replacement shower room with step in shower. Additional features include UPVC double glazing and electric heating. The development also benefits from a communal resident's lounge and laundry, 24hr emergency care line, and a guest suite for visitors (for a nominal charge). Externally there are well kept communal gardens and residents parking. The property is well positioned for access to local bus and metro links and Gosforth high street is a short distance away.

SECURE COMMUNAL ENTRANCE

Lift access to first floor.

ENTRANCE HALL

Built in cupboard housing hot water cylinder with shelving and storage.

SITTING ROOM 19'8 (max) x 10'8 (5.99 x 3.25m)

Double glazed French doors with Juliette balcony, coving to ceiling, storage heater.

KITCHEN 9'0 (max) x 7'7 (2.74 x 2.31m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in ceramic hob, extractor hood, tiled splash back, double glazed window.

BEDROOM ONE 13'7 (max) x 9'2 (4.14 x 2.79m)

Double glazed window, fitted wardrobes, sliding doors, coving to ceiling, storage heater.

SHOWER ROOM

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

COMMUNAL GARDENS

COMMUNAL LOUNGE AND LAUNDRY

RESIDENTS PARKING

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 March 2001

Ground Rent: £213.94 per 6 month. Planned increase TBC

Service Charge: £1,380.29 per [month/annum]

Any Other Charges/Obligations: [xx & explain]

Council Tax Band: B

EPC Rating: B

GS14710/DJ/PC/15.11.23/V.2



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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