



Ettrick Lodge

Gosforth

- Well appointed flat
- Two bedrooms
- Residential development for the over 55s
- Pleasant southerly facing aspect
- Quality fitted John Lewis kitchen
- Residents parking

Offers Over **£ 135,000**

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ROOK
MATTHEWS
SAYER

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Ettrick Lodge, Gosforth

A well appointed two bedroom flat for the over 55s located on the third floor of this popular residential development on The Grove in central Gosforth. The property occupies a pleasant southerly facing aspect together with a quality fitted John Lewis kitchen with four high quality 'magic corner' shelves maximising space to offer great storage. Also benefitting from a modern bathroom suite with step in double shower. There is lift access within the development together with laundry, lovely gardens, residents parking and in house manager. Gosforth High Street and South Gosforth metro are within easy walking distance.

ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

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

LOUNGE 16'2 x 12'0 (4.93 x 3.66m)

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

KITCHEN 8'9 x 7'9 (2.67 x 2.36m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in electric oven, built in ceramic hob, space for automatic dish washer, double glazed window.

BEDROOM ONE 12'7 (plus doorway) x 9'2 (3.84 x 2.79m)

Double glazed window, fitted wardrobes with sliding doors, fitted cupboards and shelves, wall mounted electric heater.

BEDROOM TWO 9'0 (plus doorway) x 8'5 (2.74 x 2.57m)

Double glazed window, built in cupboard, wall mounted electric heater.

SHOWER ROOM

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

COMMUNAL GARDENS

RESIDENTS PARKING

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Communal 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: 99 years from May 2014

Ground Rent: Included in service charge.

Service Charge: £213.00 per [month

Any Other Charges/Obligations: [xx & explain]

COUNCIL TAX BAND: D

EPC RATING: C

GS00014991.DJ.PC.15.05.24.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 relation to this property.

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



Ettrick Lodge, Gosforth



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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