



## Low Gosforth Court Melton Park

- Ground floor apartment
- Two bedrooms
- Modern fully fitted kitchen
- Balcony
- Double garage
- Private garden

**Guide Price £ 200,000**

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12 Gosforth Shopping Centre, Gosforth, NE3 1JZ

ROOK  
MATTHEWS  
SAYER

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# Low Gosforth Court, Melton Park

A very well appointed ground floor apartment occupying a secluded position within this private residential development in Melton Park Gosforth with views over the communal gardens. The property benefits from its own private garden, balcony and double garage. It also features a range of modern fixtures and fittings together with double glazing and gas fired central heating. It is well positioned for access to the A1 motorway and central Gosforth.

Briefly comprising communal entrance with entrance door leading to the entrance hallway with storage cupboard. There is an open plan dual aspect sitting room/dining room with patio doors leading to a balcony to the front and a lovely enclosed garden to the rear with gated access leading to the garage at the rear. There is a modern fully fitted kitchen incorporating a range of high gloss wall and base units with integrated appliances. There are two bedrooms together with a stylish re fitted bathroom suite. The property benefits from double glazing and gas fired central heating. There is a double garage to the rear with up and over doors.

## ENTRANCE DOOR LEADS TO:

### ENTRANCE HALL

Entrance door, built in cupboard housing combi boiler, laminate floor, radiator.

### SITTING ROOM 18'10 x 11'8 (5.74 x 3.56m)

Double glazed patio to balcony and rear garden, double radiator.

### KITCHEN 8'7 x 7'10 (2.62 x 2.39m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, integrated washing machine, built in electric oven, built in ceramic hob, double glazed window.

### BEDROOM ONE 13'0 x 10'9 (3.96 x 3.28m)

Double glazed window, radiator.

### BEDROOM TWO 10'8 x 6'9 (3.25 x 2.06m)

Double glazed window, radiator.

### BATHROOM/W.C.

Three piece suite comprising panelled bath with dual shower over, pedestal wash hand basin, low level WC, part tiled walls, radiator, extractor fan, double glazed frosted window.

### REAR GARDEN

Gravelled area, decked patio.

### GARAGE

Separate block, up and over door.

## PRIMARY SERVICES SUPPLY

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

## 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.

## RESTRICTIONS AND RIGHTS

Yes, Lease prevents from running a business and parking boats, caravans or mobile homes on site.

## 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: 999 years from March 1975

Ground Rent: £4.00 per annum. Planned increase TBC

Service Charge: £189.00 per annum

Any Other Charges/Obligations: N/A

## COUNCIL TAX BAND: C

## EPC RATING: C

GS00015047.DJ.PC.05.06.24.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.

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