



Invertay South Gosforth

- Modern ground floor apartment
- Fully integrated kitchen
- Large open plan sitting room/dining room
- 2 double bedrooms
- Allocated parking space
- Easy walking distance to South Gosforth metro station

Guide Price **£ 220,000**

0191 284 7999
12 Gosforth Shopping Centre, Gosforth, NE3 1JZ

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
gosforth@rmsestateagents.co.uk

Invertay, South Gosforth

COMMUNAL ENTRANCE

ENTRANCE HALL

With entrance door, two built in cupboards, coving to ceiling, airing cupboard housing hot water cylinder, storage heater, dado rail.

LOUNGE 15'11 plus bay x 11'1 plus bay and doorway (4.85m x 3.38m)

With two sets of double glazed French doors to the communal gardens, feature fireplace with marble effect inset & hearth, telephone point, television point, coving to ceiling, ceiling rose, storage heater, archway to:

DINING ROOM 8'10 x 7'0 (2.69m x 2.13m)

With double glazed window, storage heater.

KITCHEN 8'10 x 8'2 (2.69m x 2.48m)

Fitted with a range of wall & base units, single drainer sink unit, waste disposal, integral fridge and freezer, dishwasher and washing machine, built in oven and electric hob with extractor hood over, part tiled walls.

BEDROOM ONE 16'6 x 8'7 (5.03m x 2.62m)

With double glazed French doors to the gardens, fitted wardrobes, coving to ceiling, storage heater.

EN SUITE SHOWER ROOM

Fitted with a three piece suite comprising; pedestal wash hand basin, step in shower cubicle with shower over, low level w.c, part tiled walls, shaver point, extractor fan, convector fan.

BEDROOM TWO 9'5 plus doorway x 8'3 (2.87m x 2.52m)

With double glazed window, fitted wardrobes, wall mounted electric heater, coving to ceiling.

WET ROOM/W.C.

Fitted with a white three piece suite comprising; shower, pedestal wash hand basin, low level w.c, convector fan, part tiled walls, extractor fan.

COMMUNAL GARDENS

ALLOCATED PARKING SPACE

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Electric
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: Allocated parking space

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

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

ACCESSIBILITY

This property has accessibility adaptations:

- Ramp access to front door
- Suitable for wheelchair users
- Level access
- Wide doorways
- Wet room to ground floor
- Lift access to all floors

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 Jan 2000

Ground Rent & Building Insurance: Included in the service charge

Service Charge: £175 per month

Any Other Charges/Obligations: N/A

COUNCIL TAX BAND: C

EPC RATING: C

GS00015252.DJ.PC.13.09.24.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 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.

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



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