



## Albany Mews

Gosforth

- No onward chain
- Secure communal entrance
- 21 ft dual aspect living room with balcony
- 2 bedrooms
- Modern fully fitted kitchen
- Garage and residents parking

Offers Over **£ 220,000**

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12 Gosforth Shopping Centre, Gosforth, NE3 1JZ

ROOK  
MATTHEWS  
SAYER

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# Albany Mews, Gosforth

Rook Matthews Sayer welcome to the market this well appointed 2 bedroom apartment located on the second floor of this sought after residential development just off Montagu Avenue in Gosforth. The property offers generous accommodation to include a 21 ft dual aspect living room with balcony. It also benefits from double glazing, gas fired central heating, garage and residents parking together with a secure communal entrance. It is well positioned for access into central Gosforth as well as being close to frequent transport links. It is available for sale with no onward chain

Briefly comprising secure entrance hallway with staircase lead to the second floor. The entrance hallway has a storage cupboard and provides access to all rooms. There is a light and airy dual aspect sitting room with balcony together with a modern fully fitted kitchen. There are 2 bedrooms one of which benefits from fitted wardrobes. There is also a bathroom with shower. The property also benefits from double glazing, gas fired central heating, garage and residents parking. There are also well maintained communal gardens.

## SECURE COMMUNAL ENTRANCE

Staircase to 2<sup>nd</sup> floor.

## ENTRANCE HALL

Built in cupboard, radiator.

## SITTING ROOM 20'11 x 13'6 (6.38 x 4.11m)

Double glazed windows, radiator, double glazed door to balcony.

## BREAKFAST KITCHEN 10'8 x 9'9 (3.25 x 2.97m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in electric oven, built in induction hob, extractor hood, space for automatic washer, tiled floor, tiled splash back, wall mounted combination boiler, radiator, double glazed window.

## BATHROOM/W.C.

Three piece suite comprising: panelled bath with shower over, pedestal wash hand basin, low level WC, part tiled walls, tiled floor, double glazed frosted windows.

## COMMUNAL GARDENS

## GARAGE

Separate block.

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Communal Parking

## MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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.

## 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 1971

Ground Rent: £50.00 per annum. Planned increase TBC

Service Charge: £1971.00 per annum

Any Other Charges/Obligations: N/A

## COUNCIL TAX BAND: D

## EPC RATING: E

GS00015197.DJ.PC.15.10.24.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.

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16 Branches across the North-East



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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