



Lanesborough Court Gosforth

A stylish 2 bedroom house located within the sought after Lanesborough Court development in Gosforth offering secluded living within a secure private development. The property is presented to the highest of standards and has been greatly improved by the current owners to offer a range of quality fixtures and fittings. Key features include to the ground an impressive bespoke kitchen with integrated appliances, Silestone work surfaces and Karndean flooring together with an office/snug with quality fitted furniture. There is also an upgraded cloakroom/WC also with Karndean flooring. To the first floor are 2 double bedrooms both with en suite facilities and fitted wardrobes. Additional features include modern gas fired central heating via combination boiler and traditional hardwood sash windows. Externally are 2 allocated parking spaces. The development is also surrounded by well maintained communal gardens.

Briefly comprising entrance lobby leading to a lovely reception hallway with staircase leading to the first floor. There is a sitting room with quality fitted flooring together with a fully integrated kitchen with integrated appliances. The ground floor also features a snug/office with fitted furniture. There is also a ground floor WC. To the first floor are 2 bedrooms both with fitted wardrobes and en suite facilities.

Offers Over **£300,000**

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ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Double glazed sash windows, staircase to first floor with spindle banister, laminate flooring, two radiators.

CLOAKROOM/W.C.

Low level WC, wash hand basin set in vanity unit, heated towel rail, Karndean flooring.



SITTING ROOM 18'8 x 9'5 (5.69 x 2.87m)

Double glazed sash windows, feature fireplace, laminate flooring, radiator.

SNUG/OFFICE 18'0 x 7'6 (5.49 x 2.29m)

Double glazed sash, fitted office furniture, laminate flooring, radiator.

BREAKFAST KITCHEN 14'4 (max) x 10'4 (4.37 x 3.15m)

Double glazed sash windows, fitted with a range of wall and base units with Silestone work surfaces, 1 ½ bowl sink unit, built in electric oven, built in ceramic hob, extractor hood, fixed four seater dining table, integrated washing machine, dishwasher, fridge and freezer, Karndean flooring, wall mounted combination boiler, radiator.



FIRST FLOOR LANDING

Double glazed sash window, radiator.

BEDROOM ONE 10'1 (to wardrobes) x 9'6 (3.07 x 2.90m)

Double glazed sash window, fitted bedroom furniture, fitted wardrobes, double radiator.

EN SUITE SHOWER ROOM

Three piece suite comprising: walk in shower, wash hand basin with set in vanity unit, low level WC, tiled floor, tiled walls, heated towel rail, extractor fan.



BEDROOM TWO 9'6 x 6'10 (to wardrobes) (2.90 x 2.08m)

Double glazed sash window, fitted wardrobes with sliding doors, laminate flooring, radiator.

EN SUITE BATHROOM/W.C.

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

COMMUNAL GARDENS

TWO ALLOCATED PARKING SPACES

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas
- Broadband: Fibre
- Mobile Signal Coverage Blackspot: No
- Parking: Allocated parking spaces

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, Parking boats, caravans or mobile homes on site are not allowed.

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 2001

Ground Rent: £15 per annum. Planned increase TBC

Service Charge: £2,920 per 10 months

Any Other Charges/Obligations: N/A

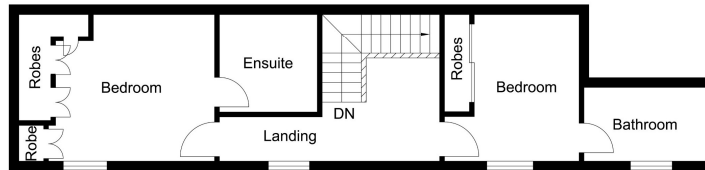
COUNCIL TAX BAND: D

EPC RATING: C

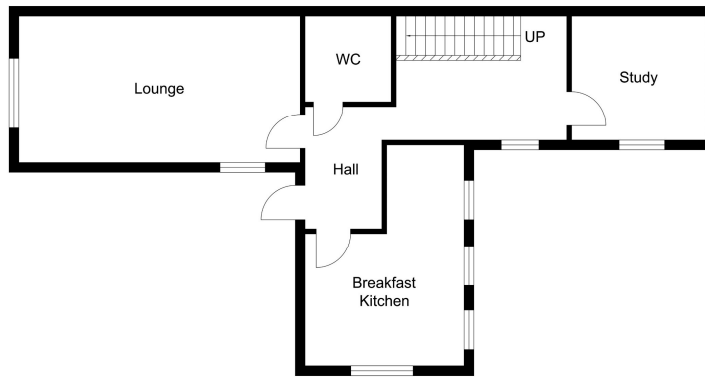
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





First Floor



Ground Floor

Lanesborough Court

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

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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.

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