



## Alnham Court

### Gosforth

- Traditional ground floor flat
- No onward chain
- 3 bedrooms
- Dining kitchen
- Off street parking
- Access to shops, amenities, bus and metro links

Guide Price **£ 40,000**

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

ROOK  
MATTHEWS  
SAYER

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# Alnham Court, Gosforth

A traditional 3 bedroom ground floor flat well positioned for access to shops, amenities, bus and metro links. The property offers generous accommodation and is available for sale with no onward chain.

Briefly comprising to the ground floor entrance hallway, sitting room and dining kitchen. To the first floor are 3 bedrooms and a family bathroom. It also benefits from gas fired central heating, double glazing and off street parking.

## **ENTRANCE DOOR LEADS TO:**

### **ENTRANCE HALL**

Part glazed entrance door.

### **SITTING ROOM 16'0 x 10'10 (4.88 x 3.30m)**

Window, radiator.

### **DINING KITCHEN (L-Shape) 16'0 x 9'11 to 17'10 x 8'0 (4.88 x 3.02m - 5.44 x 2.44m)**

Fitted with a range of wall and base units, single drainer sink unit, electric cooker point, space for automatic washer, wall mounted combination boiler, radiator, double glazed window.

### **BEDROOM ONE 14'3 x 10'11(4.34 x 3.33m)**

Window, built in cupboard, radiator.

### **BEDROOM TWO 10'4 x 9'0 (3.15 x 2.74m)**

Window, radiator.

### **BEDROOM THREE 7'0 x 6'7 (plus doorway) (2.13 x 2.01m)**

Window, radiator.

### **BATHROOM/W.C.**

Three piece suite comprising: panelled bath, pedestal wash hand basin, low level WC, part tiled walls.

### **OFF STREET PARKING TO FRONT**

## **PRIMARY SERVICES SUPPLY**

Electricity: TBC

Water: TBC

Sewerage: TBC

Heating: TBC

Broadband: TBC

Mobile Signal Coverage Blackspot: TBC

Parking: TBC

## **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.

## **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.

99 years from 1990 (64 years remaining)

Ground Rent: Peppercorn

Service Charge: TBC

## **COUNCIL TAX BAND: A**

## **EPC RATING: C**

GS00015449.DJ.PC.19.02.25.V.1

**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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# Alnham Court, NE3 2JT



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

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