

Alnham Court Gosforth

- Traditional ground floor flat
- 3 bedrooms
- Off street parking

- No onward chain
- Dining kitchen
- Access to shops, amenities, bus

and metro links

Guide Price **£ 40,000**



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

nportant Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that nesse 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 reassurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the reassurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer terests 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 expense that the property and the buyers must obtain

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



Alnham Court, NE3 2JT

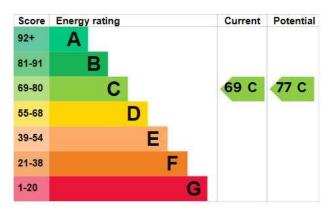












Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements 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 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 languaging Regulations—intending purchasers will be asked to produce original identification documentation at a later stage and we would

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

