



## Ettrick Lodge

Gosforth

- Fully modernised apartment
- Residents parking
- 2 bedrooms
- Communal gardens
- Easy walking distance to Gosforth High Street
- Secure communal entrance with lift access

Guide Price **£ 140,000**

0191 284 7999

12 Gosforth Shopping Centre, Gosforth, NE3 1JZ

ROOK  
MATTHEWS  
SAYER

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# Ettrick Lodge, Gosforth

A fully modernised 2 bedroom apartment located within this popular residential development for the over 55s just off The Grove in Gosforth. The property benefits from a replacement kitchen and bathroom suite together with upgraded hot water cylinder. There is secure communal entrance with lift access, well maintained communal gardens and residents parking as well as a laundry room and on site manager. Gosforth High Street and South Gosforth metro station are both within easy walking distance.

## SECURE COMMUNAL ENTRANCE DOOR

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

## ENTRANCE DOOR LEADS TO: ENTRANCE HALL

Entrance door, built in cupboard housing hot water cylinder, storage cupboard, storage heater.

## SITTING ROOM 14'8 x 12'10 (into bay) (4.47 x 3.91m)

Double glazed bay window, double glazed window, entry phone, coving to ceiling, storage heater.

## KITCHEN 9'10 x 8'7 (3.00 x 2.62m)

Fitted with a range of high gloss wall and base units, 1 ½ bowl sink unit, built in electric oven, built in induction hob, fridge freezer, tiled splash back, double glazed window.

## BEDROOM ONE 12'6 (to wardrobes) x 9'1 (3.81 x 2.77m)

Double glazed window, fitted wardrobes, mirror sliding doors, cupboards over, wall mounted electric heater.

## BEDROOM TWO 10'9 x 6'7 (into recess) (3.28 x 2.01m)

Double glazed window, cupboards over, built in cupboard, wall mounted electric heater.

## SHOWER ROOM

Three piece suite comprising: step in electric double shower, low level WC; heated towel rail, extractor fan.

## COMMUNAL GARDENS

## RESIDENTS PARKING

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

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 keeping pets, parking boats, caravans or mobile home on site.

### ACCESSIBILITY

This property has accessibility adaptations:

- Suitable for wheelchair users
- Wide doorways
- Lift access to floor

### 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.

125 years from 2016 (116 years remaining)

Ground Rent: £TBC per (6 months/ annum) - Review Period: TBC -

Increase Amount: TBC

Service Charge: £2,684.16 per annum - Review Period: 10/04/25 -

Increase Amount: TBC

Any Other Charges/Obligations: N/A

**COUNCIL TAX BAND:** D

**EPC RATING:** C

GS00015555.DJ.PC.20.03.25.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.

**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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 71 C    | 73 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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