



Collingwood Mews Gosforth

- First Floor Apartment
- One Reception Room
- Two Bedrooms, En Suite
- Double Glazing
- Phone Entry System
- Secure Underground Parking plus Car Park

£147,500



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19 Collingwood Mews, Gosforth, Newcastle upon Tyne, NE3 1BF

A modern two bedroom first floor apartment situated within this popular residential area within close proximity to Gosforth High Street with its many shops, amenities and transport links. Internally the property briefly comprises; communal entrance, entrance hall, lounge, kitchen, two bedrooms, en suite shower room and a bathroom/w.c. Additional benefits include alarm system, entry phone, double glazing, storage heating and secure underground parking plus car park.

COMMUNAL ENTRANCE

With staircase & lift to 1st floor.

ENTRANCE HALL

Entrance door, built in cupboard, airing cupboard housing hot water cylinder, laminate flooring and a storage heater.

LOUNGE 11'9 x 11'8 (3.58m x 3.56m)

Double glazed window, laminate flooring, television point, entry phone and a storage heater.

KITCHEN 8'10 x 8'8 (2.69m x 2.64m)

Fitted with a range of wall & base units, one and a half bowl sink unit, built in electric oven with extractor hood, integral dishwasher & washing machine, tiled splash back.

BEDROOM ONE 11'7 x 10'0 (3.53m x 3.05m)

Double glazed window, built in wardrobe, laminate flooring and a wall mounted electric heater.

EN SUITE SHOWER ROOM

Pedestal wash hand basin, step in shower cubicle with power shower, low level w.c, convector fan, shaver point and an extractor fan.

BEDROOM TWO 11'8 x 8'0 (3.56m x 2.44m)

Double glazed window, laminate flooring and a wall mounted electric heater.

BATHROOM/W.C.

White three piece suite comprising; panelled bath, pedestal wash hand basin, low level w.c, part tiled walls, shaver point, wall mounted convector heater and an extractor fan.

SECURE UNDERGROUND PARKING

Plus car park.



Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C	69	70
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	75	78			
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

R186 Ravensworth Digital 0870 112 5306

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer 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 any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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