



Akeld Court | South Gosforth | NE3 1YG

**OITRO £90,000**



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**A traditional ground floor flat**

**2 bedrooms**

**UPVC double glazing**

**Garage in separate block**

**Communal gardens**

**Easy walking distance to South  
Gosforth metro station**

ROOK  
MATTHEWS  
SAYER

A traditional 2 bedroom ground floor flat located within this popular residential development in South Gosforth. The property will appeal to a variety of potential purchasers and benefits from UPVC double glazing, electric heating and garage located in a separate block. South Gosforth metro station is within easy walking distance as well as The Freeman Hospital and Jesmond Dene. Gosforth High Street is a short distance away.

#### **ENTRANCE DOOR LEADS TO: SECURE COMMUNAL ENTRANCE**

#### **ENTRANCE HALL**

Entrance door, meter cupboard, storage heater.

#### **LOUNGE 16'4 x 10'3 (4.98 x 3.12m)**

Double glazed window, coving to ceiling, storage heater.

#### **KITCHEN 8'1 x 7'1 (2.46 x 2.16m)**

Fitted with a range of wall and base units, built in electric oven, built in electric hob, space for automatic washer, tiled splash back, double glazed window.

#### **BEDROOM ONE 10'8 x 9'11 (3.25 x 3.02m)**

Double glazed window, fitted wardrobes, storage heater.

#### **BEDROOM TWO 11'11 x 7'11 (3.63 x 2.41m)**

Double glazed window, cabinets housing hot water cylinder, storage heater.

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

Three piece suite comprising: panelled bath with electric shower over, pedestal wash hand basin, low level WC, tiled walls, extractor fan.

#### **COMMUNAL GARDENS**

#### **GARAGE**

Separate block.

#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: Garage

#### **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.

148 years from 2010 (132 years remaining)

Ground Rent: 1 Peppercorn Lease

Service Charge: £1,143.00 per annum - Review Period:

TBC - Increase Amount: TBC

Building insurance: Included in the service charge.

#### **COUNCIL TAX BAND: A**

#### **EPC RATING: D**

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**T: 0191 284 7999**

**Gosforth@rmsestateagents.co.uk**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		