



1 bed apartment to buy in NE3

High Street, Gosforth, Newcastle upon Tyne, Tyne and Wear, NE3 1HH

£60,000

 x1  x1  x1

Tenure

Leasehold

Property features

- ✓ One Bedroom Apartment
- ✓ Lift Access
- ✓ No Upper Chain
- ✓ Lease: 99 years from 1984
- ✓ EPC Rating C

Off Street parking

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Arrange a viewing

Maurice Porteous
Branch Manager
Gosforth

0191 2303365
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

PATTINSONS are delighted to welcome to the market this one bedroom retirement apartment situated on first floor of Homedowne House in central Gosforth. Constructed by McCarthy & Stone Developments Ltd in 1984 and built over four floors which are lift serviced. The property is Ideally situated on the highly desirable Gosforth High Street which has access to an abundance of shops, restaurants and all other amenities.

The property is located on the first floor of the building and the internal accommodation briefly comprises: Entrance hallway with large storage cupboard, lounge, kitchen, bedroom with fitted wardrobes and modern shower room. All residents have access to a residents lounge, laundry room, 24 hour emergency Appello call system and guest suite (for an additional charge). Externally the property has communal gardens available to all residents. It is a condition of any purchase that one resident must be minimum 60 years of age, partners must be minimum 55 years of age.

Tenure: Leasehold with 57 years remaining - available to cash buyers only.

Council Tax Band: A

For further information or to arrange a viewing please contact our Gosforth Branch on 0191 230 3365.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 57

Annual Ground Rent Amount: £470.00

Annual Service Charge Amount: £3,258.00

Price: £60,000

Property Type: Apartment

Parking: Off Street

Year built: 1984

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

External

Secure communal entrance with entryphone system and lifts and stairs to all floors.



Entrance Hallway

Entrance door leading to hallway with large storage cupboard and carpeted flooring.



Lounge

4.41m x 3.22m (14'5" x 10'6")

Double glazed window, wall mounted electric heater, TV point and carpeted flooring.



Kitchen

2.15m x 1.70m (7'0" x 5'6")

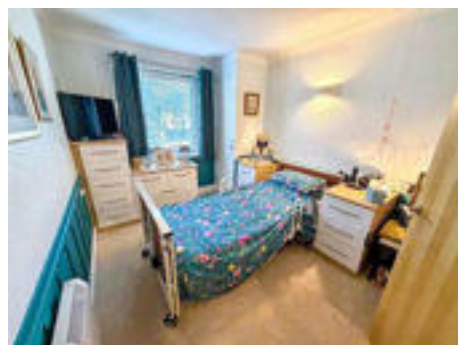
Fitted with wall and base units with roll top work surfaces and tiled splashbacks. Integrated electric oven, hob with chrome extractor hood, stainless steel sink unit and space for fridge freezer.



Bedroom

3.43m x 2.67m (11'3" x 8'9")

Double glazed window. Fitted wardrobes and further storage cupboard. Wall mounted electric heater and carpeted flooring.

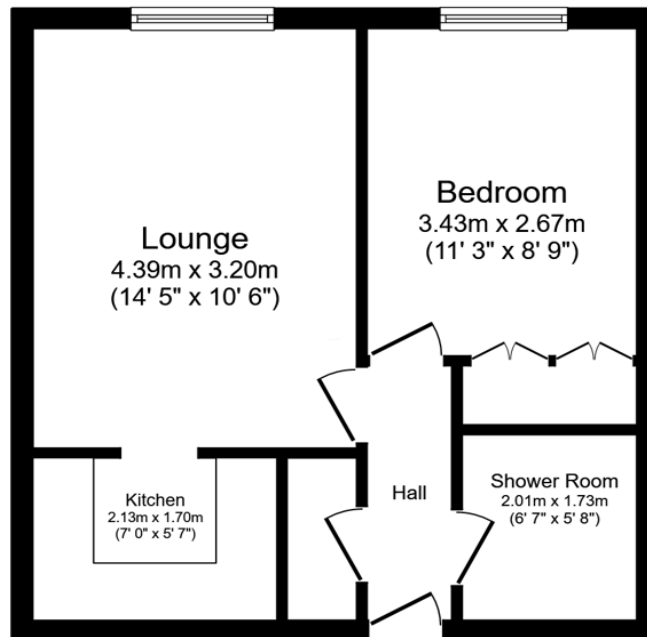


Shower Room

2.01m x 1.74m (6'7" x 5'8")

With walk in shower unit, low level WC and floating vanity unit and basin. Chrome heated towel rail, PVC panelled walls and laminate flooring.





Floor Plan

Total floor area: 37.0 sq.m. (398 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

High Street, Gosforth, Newcastle upon Tyne, Tyne and Wear, NE3 1HH

Contact your local branch today for more information on this property:

**210 High Street, Gosforth, Newcastle Upon Tyne, Tyne & Wear, NE3 1HH, Tel: 0191 2303365,
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