



## 1 bed apartment to buy in NE3

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

# £55,000

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Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ EPC C
- ✓ Council Tax Band A
- ✓ Central Location
- ✓ Rare To Market Ground Floor Apartment
- ✓ EPC Rating C

## Key Information

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

## Description

Introducing a fantastic opportunity for a Residential purchase in the vibrant area of Gosforth, Newcastle upon Tyne. This highly desirable one-bedroom apartment is not only situated in a central location, but also boasts plenty of alluring features. EPC rating of C ensures energy efficiency, providing peace of mind and potential savings on utility bills.

This rare to market, ground floor, beautiful apartment comprises one tastefully decorated bedroom, a modern bathroom equipped with quality fixtures and a delightful reception room that highlights an open space inviting comfort and showcasing a relaxed atmosphere along with entrance to the outside space. The well appointed kitchen completes the property.

Benefiting from Council Tax Band A, the occupants can enjoy the added advantage of a somewhat lesser outlay in living expenditures. The central location delivers unrivalled convenience with a wealth of local amenities on your doorstep, including a myriad of shops, leisure facilities and excellent transport links, ensuring that everything you need is within reach.

This Gosforth apartment flawlessly blends retirement living with a welcoming and comfortable environment, making it an ideal choice for individuals or couples who seek a cosmopolitan lifestyle in one of Newcastle upon Tyne's most sought-after areas. The complex benefits from communal lounge, laundrette and outside space available to all residents.

This apartment is only available to over 60s or couples over 55.

Don't miss out on this incredible opportunity. Your dream home awaits in the heart of Gosforth. Contact Pattinson Estate Agents for more details or to arrange a viewing.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 59

Annual Ground Rent Amount: £454.00

Ground Rent Review Period: Annually

Annual Service Charge Amount: £2,308.00

Service Charge Review Period: Annually

Price: Offers In The Region Of £55,000

Property Type: Apartment

Parking: Allocated

Heating: Electric

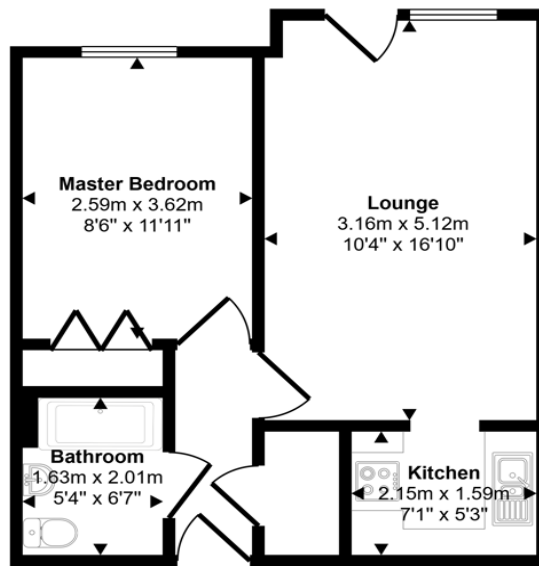
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good

Approx Gross Internal Area  
39 sq m / 423 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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

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