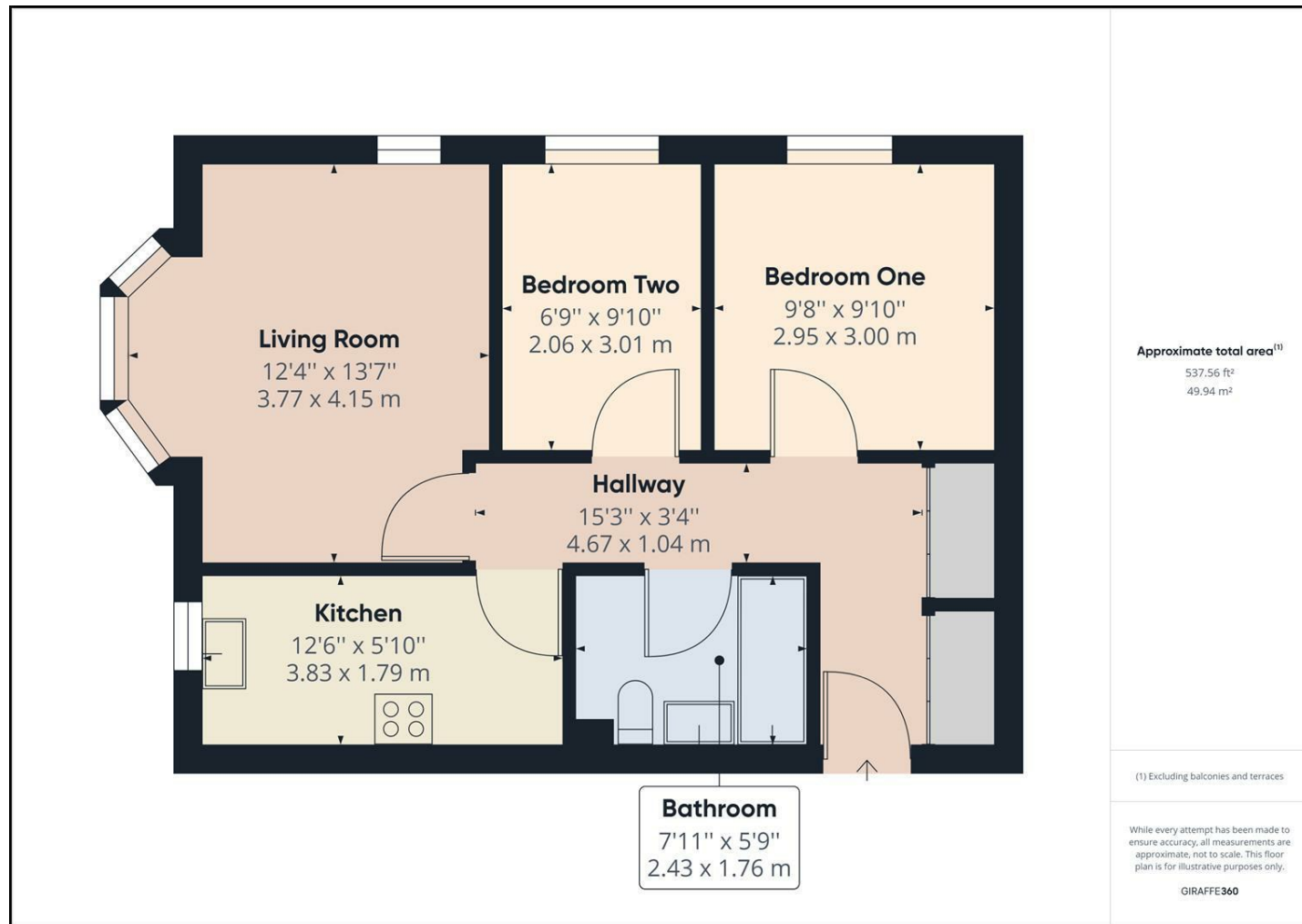




Bamburgh Court, Cloister Garth, Gosforth



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Guide Price £118,000

Description

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.20% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

WELL PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT SITUATED WITHIN THIS SOUGHT AFTER DEVELOPMENT IN SOUTH GOSFORTH - NO UPPER CHAIN **

Brannen & Partners welcome to the market this well presented two bedroom apartment which is conveniently located close to local amenities, Metro station and The Freeman Hospital. Benefitting from secure communal entrance, lift access and attractive communal gardens.

Briefly comprising: Communal entrance with lift and stairs to the first floor. Private hallway leading to the living room which features a fireplace with an electric fire. The kitchen has fitted wall and base units which includes an electric hob and oven, there are two bedrooms and bathroom consisting of a bath with shower over, hand basin and W.C. Externally, parking spaces are available for residents and visitors and communal gardens.

Bamburgh Court is well placed within walking distance to South Gosforth which has some local shops, cafes, the Metro Station and great links to the Freeman Hospital. Gosforth High Street is with easy access with its wide variety of shops, cafes and restaurants, there are good bus routes as well as excellent road links in to the City Centre.

Secure Communal Entrance

Private Hallway

Living Room

Kitchen

Bedroom One

Bedroom Two

Bathroom

Externally

Externally, parking spaces are available for residents and visitors and communal gardens.

Area

Bamburgh Court is well placed within walking distance to South Gosforth which has some local shops, cafes, the Metro Station and great links to the Freeman Hospital. Gosforth High Street is with easy access with its wide variety of shops, cafes and restaurants, there are good bus routes as well as excellent road links into the City Centre.

