



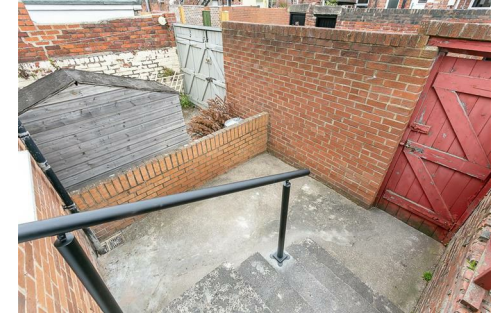
****AVAILABLE JULY 2024****

****UNFURNISHED** **FIRST FLOOR FLAT WITH SEPARATE STUDY**** An immaculate first floor Tyneside flat located on Beaumont Terrace, Gosforth. Very well situated in a good school catchment area, equidistant to both South Gosforth and Regent Centre Metro Stations, as well as a choice of local shops and all the conveniences of Gosforth High Street only a short walk away.

Boasting 780 Sq ft and well presented throughout, the internal accommodation briefly comprises: ground floor entrance porch with stairs leading to first floor; two spacious double bedrooms to the front; a separate study to the rear providing an ideal work from home space; 15ft lounge central to the flat with in built alcove storage; modern fitted kitchen with laminate flooring, spotlighting and appliances; recently fitted plush shower room WC to the rear off shoot. Externally there is a private yard to the rear and on street parking to the front.

Available on an unfurnished basis with gas central heating and double glazed windows throughout, this is a superb property will make the ideal home for either a professional couple or sharers alike.

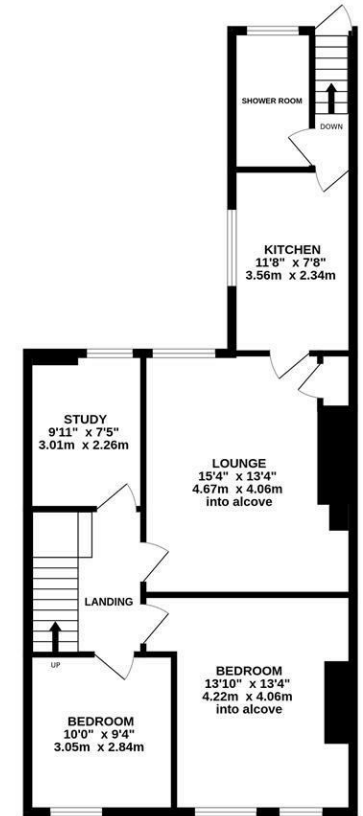
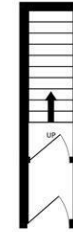
Available 19th July 2024 | £1,100pcm | Unfurnished | First Floor Tyneside Flat | 780 Sq ft (72.5 m2) | Two Double Bedrooms | Separate Study | Lounge |



Modern Kitchen | Brand New Shower Room
WC | Private Rear Yard | Excellent Location
| On Street Parking | Professional Let |
GCH & DG | Council Tax Band: A | EPC
Rating: C

GROUND FLOOR
47 sq. ft. (4.4 sq.m.) approx.

FIRST FLOOR
733 sq. ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA: 780 sq. ft. (72.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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£1,100 PCM

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