



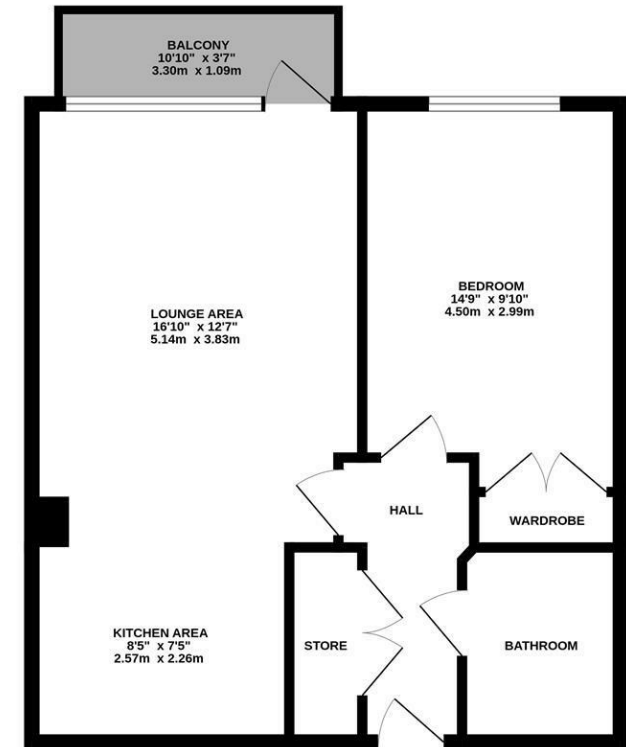
****AVAILABLE JULY 2024****
****FURNISHED** **PRIVATE**
BALCONY **OFF STREET**
PARKING** An immaculate 2nd floor purpose built apartment situated within the popular Grove Park Oval, Gosforth. Grove Park Oval, constructed in 2005 on the former Procter and Gamble site, within Gosforth's Conservation Area and set back from The Grove, the development occupies a prime position in the centre of Gosforth. Within its own mature gardens the development benefits from ease of access to the shopping and restaurants of Gosforth High Street as well as South Gosforth Metro Station.

Accessed via secure telephone entry system, with both stairs & lift access to all floors, the private internal accommodation briefly comprises; hallway leading to store cupboard; modern bathroom WC, fully tiled with three piece suite and spotlighting; spacious double bedroom with spotlighting and fitted wardrobe; 23ft open plan lounge/kitchen, boasting wood flooring, spotlighting, modern fitted kitchen with integrated appliances and lounge area; door from the lounge area leading to a private balcony with a pleasant outlook. Externally there is an allocated underground parking space, providing secure off-street parking for one car. There are also extensive communal gardens, very well kept. This is a great apartment in the heart of Gosforth not to be missed.



2ND FLOOR
 542 sq.ft. (50.3 sq.m.) approx.

Available 31st July 2024 | £1,100pcm |
 Modern Apartment | 542 Sq ft (50.3 m2) |
 2nd Floor | One Double Bedroom |
 Bathroom WC | Open Plan Lounge &
 Kitchen | Private Balcony | Hallway with
 Store | Secure Underground Parking |
 Extensive Communal Gardens |
 Conservation Area | Furnished | DG & Elec
 Heating | Council Tax Band: C | EPC
 Rating: B



TOTAL FLOOR AREA: 542 sq.ft. (50.3 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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