

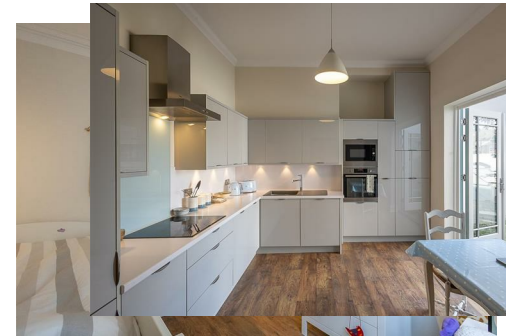
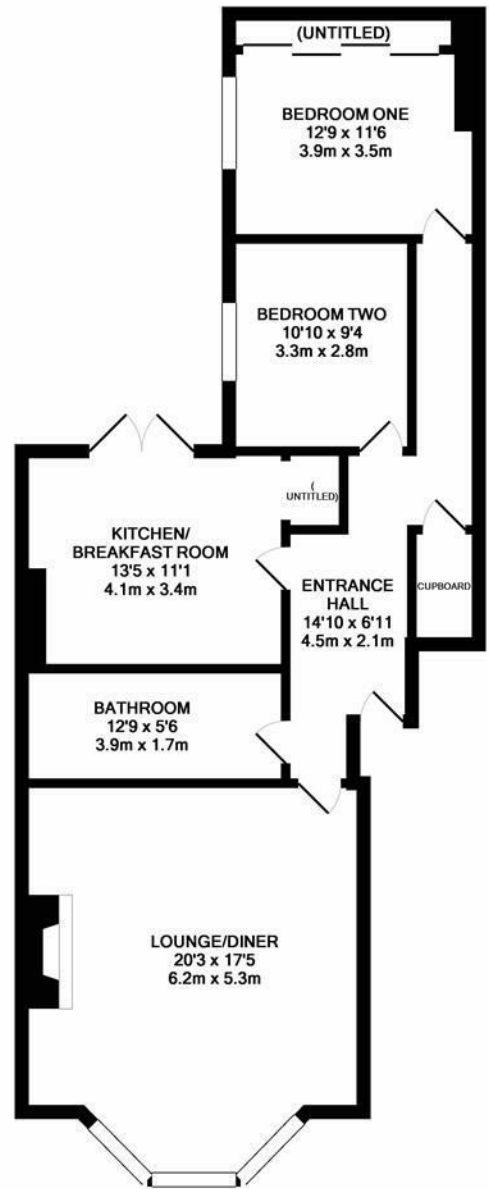




Located in the heart of Gosforth's Conservation Area, a charming two-bedroom apartment occupying the ground floor of this sensitive Victorian conversion. West Avenue, a proud, tree-lined avenue is perfectly placed within striking distance of Gosforth High Street and its countless great shops, gym, cafés and restaurants.

Set behind private front gardens and offering close to 1,000 square feet of internal living space, the accommodation briefly comprises: communal entrance hall; private entrance hall with built-in storage; 20ft lounge/diner with tall ceilings, polished wood flooring, walk-in bay and period marble fireplace; stylish breakfasting kitchen with high gloss units and integrated appliances with fitted bespoke timber French doors leading to the rear courtyard; two double bedrooms, the master with fitted robes and stylish family bathroom with underfloor heating. Externally a low maintenance front garden, a private courtyard to the rear which is mainly paved with walled boundaries and gated access to the lawned communal gardens beyond. With a wealth of period charm and recent condensing 'Combi' boiler this great ground floor apartment demands an early internal inspection.

Victorian Conversion Apartment | Ground Floor | 969 Sq ft (90.0m2) | Two Bedrooms | 20ft Lounge/Diner | Stylish Breakfasting Kitchen with Integrated Appliances | Contemporary Family Bathroom | Private Courtyard | Lawned Communal Gardens | Conservation Area | Excellent Location | GCH | Leasehold - Share of Freehold - 965 Years Remaining | Service Charge £1,668.67 | Council Tax Band | EPC Rating: D



TOTAL APPROX. FLOOR AREA 969 SQ.FT. (90.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix. ©2018

**Offers Over £375,000**

**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

