



**\*\*AVAILABLE SEPTEMBER 2024\*\***  
**\*\*FURNISHED\*\* \*\*HEATING & WATER BILLS INCLUDED\*\*** Found in a Grade II Listed development, situated on Graham Park Road, Gosforth. Arguably one of Gosforth's most desired streets, placed within Gosforth's Conservation this property offers excellent access to Gosforth High Street with it's local restaurants, shops and amenities, whilst also being just a short walk to excellent local schooling and transport links into Newcastle City Centre and beyond.

Situated on the ground floor, accessed via both a private and communal entrance, the property briefly comprises; 16ft lounge with pleasant views overlooking the communal gardens and a door to the rear; separate dining room to the front; fitted kitchen with appliances and door to outside; spacious hallway leading to a store cupboard and door to communal entrance hallway; two double bedrooms; plush bathroom WC, fully tiled with spotlighting; separate WC. Externally there is also a storage cupboard, great for storing bikes etc. There are also very well kept communal gardens at both the front and rear as well as on street parking.

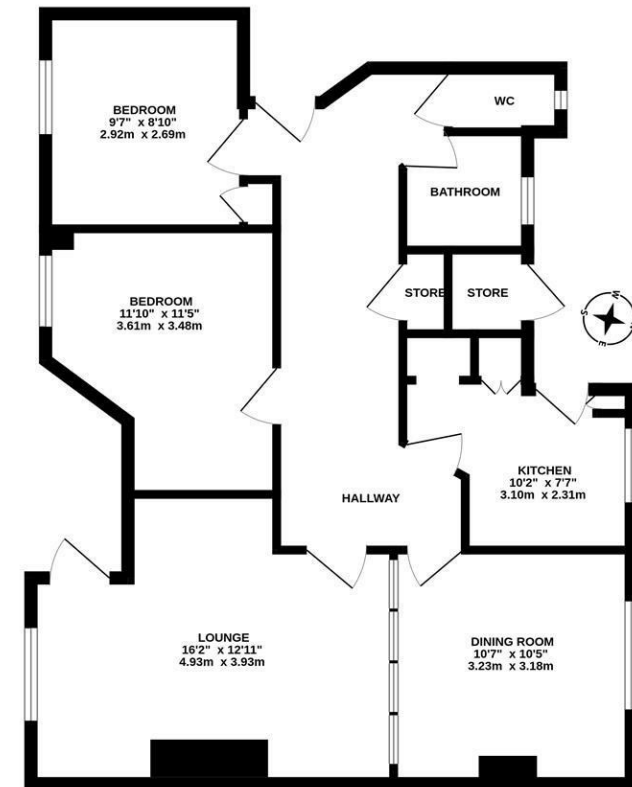
Ideal for professionals, boasting double glazed windows, communal district heating and water all included in the rent price. This great property is not to be missed!

Available 30th September 2024 |



£1,150pcm | Ground Floor | Purpose Built Flat | Grade II Listed Building | 749 Sq ft (69.5m<sup>2</sup>) | Two Double Bedrooms | 16ft Lounge | Kitchen | Dining Room | Bathroom WC | Outside Store | District Heating System | Heating & Water Bills Included | Gosforth Conservation Area | Great Location | Furnished | DG | Communal Gardens | On Street Parking | Council Tax Band: B | EPC Rating: C

GROUND FLOOR  
 749 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA : 749 sq.ft. (69.5 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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**£1,150 PCM**

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