



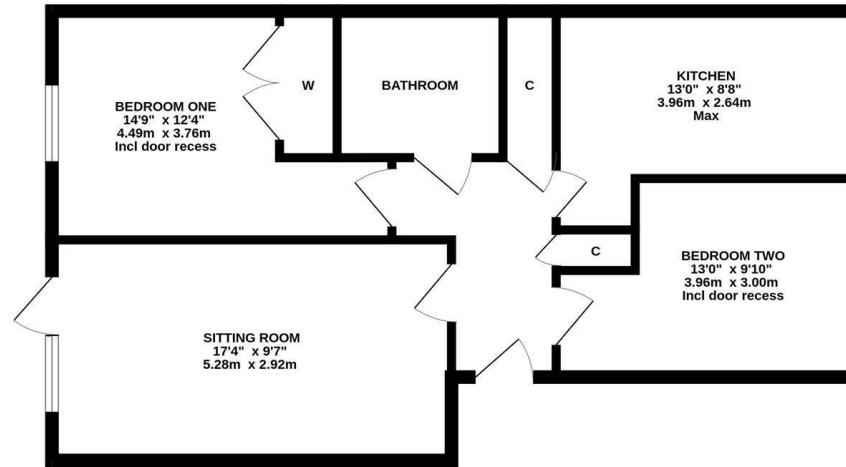


With Open Aspect Views, South Facing Patio Access & No Onward Chain! Originally constructed by Barratt Homes in 2004, the property is ideally located at The Wickets, Gosforth. The Wickets, which is well placed within Gosforth's conservation area, is also situated close to Gosforth's Central Park, the shops, cafés and amenities of Gosforth High Street and is also a short walk from both Ilford Road and South Gosforth Metro Stations providing excellent transport links throughout the region.

The accommodation briefly comprises: communal entrance with secure telephone entry system; entrance hall with two storage cupboards; sitting room with south facing access to the patio area; kitchen with a range of fitted units, work surfaces, some integrated appliances, and spot lighting; bathroom complete with three piece suite and spot lighting; two double bedrooms, bedroom one with fitted wardrobe storage and south facing window. With allocated off-street parking and offered to the market with no onward chain, early viewings are essential.

Modern Ground Floor Apartment | 616 Sq ft (57.2m<sup>2</sup>) | Two Double Bedrooms | Sitting Room | Kitchen | Bathroom | Allocated Off-Street | Patio Access | No Onward Chain | Leasehold | Service Charge £1,200 Per Annum | Ground Rent £260 Per Annum | Council Tax Band C | EPC: C

GROUND FLOOR  
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA: 616 sq.ft. (57.2 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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**Offers Over £220,000**

**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.

