

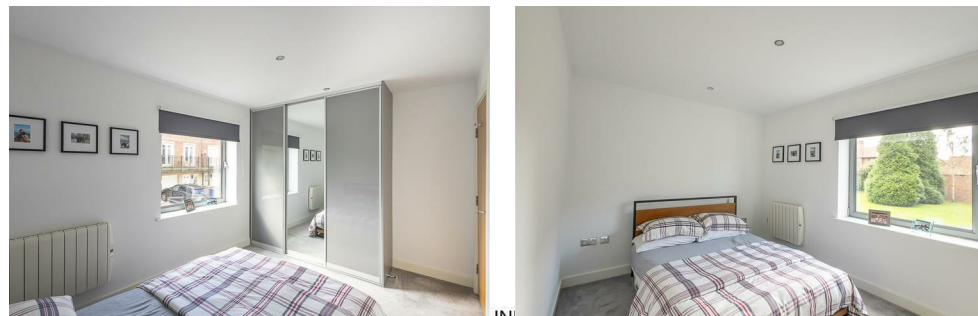




Stylish One Bedroom Ground Floor Apartment with Wrap Around Terrace, Allocated Off-Street Parking & No Onward Chain! This ground floor apartment is situated within the popular Grove Park Oval, Gosforth. Grove Park Oval, constructed in 2005 on the former Procter and Gamble site, within Gosforth's Conservation 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.

The private internal accommodation comprises entrance hall with access to airing cupboard; hallway with access to bathroom with three piece suite; open plan living area with a door leading out to the wrap around terrace, re-fitted kitchen area with wall and base units together with work surfaces and some integrated items; double bedroom with west facing window. Offered to the market with no onward chain, with secure underground parking and extensive communal gardens, a great apartment in the heart of Gosforth.

Modern Apartment | 497 Sq ft (46.2m<sup>2</sup>) | Ground Floor | One Double Bedroom | Bathrooms | Open Plan Living Area & Kitchen | Wrap Around Terrace | Secure Underground Parking | Extensive Communal Gardens | Conservation Area | Service Charge £1,876.40 Per Annum | Leasehold with 180 Years Remaining | No Onward Chain | Council Tax Band C | EPC Rating: C

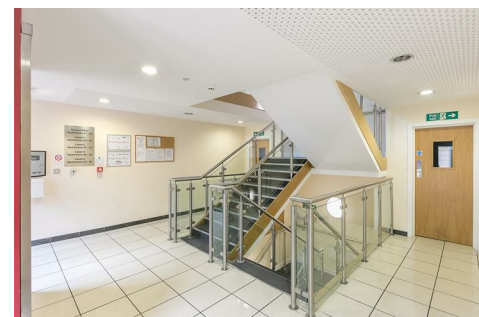


GROUND FLOOR  
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 497 sq.ft. (46.2 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 £170,000**

**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.

