





- Ground Floor Flat
- Sun Room
- Central Gosforth Location
- Two Double Bedrooms
- Leasehold
- BRAND NEW KITCHEN
- Private Rear Courtyard
- En Suite Shower Room
- Gosforth Conservation Area
- Council Tax Band D





## CENTRAL GOSFORTH LOCATION | TWO DOUBLE BEDROOMS | GROUND FLOOR FLAT

Jan Forster Estates are delighted to welcome to the market this STUNNING ground floor flat which occupies the entire ground floor of this once Edwardian family home constructed circa 1909 in the heart of the Gosforth Conservation Area offering easy access to the High Street as well as having a sun room and en suite shower room.

Immaculately presented with period features the property briefly comprises; communal entrance hallway leading to the spacious inner hallway with under stair store. 20ft lounge with walk in bay window, two double bedrooms, bedroom one with built in wardrobes, en suite and sun room access. Family bathroom with walk in bath, brand new fitted breakfasting kitchen with floor and wall units and integrated appliances and further sun room access which opens onto the stunning private courtyard to the rear.

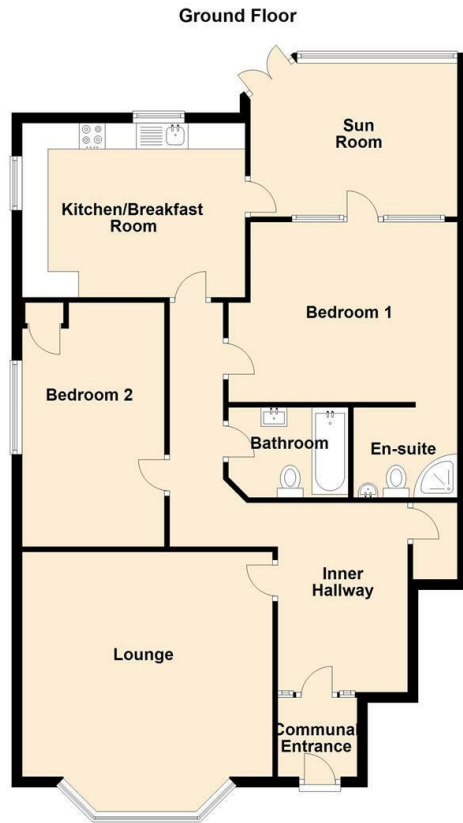
We anticipate a high level of interest on this beautiful property, for more information and to book your viewing please call our team on 0191 236 2070.

### Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*D\*





Lounge 20'11" x 15'5" (6.40 x 4.72)

Kitchen 15'2" x 10'9" (4.63 x 3.30)

Conservatory 9'8" x 11'8" (2.96 x 3.56)

Bedroom One 12'3" x 16'0" (3.74 x 4.88)

Bedroom Two 14'10" x 8'9" (4.54 x 2.69)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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