





- **Ground Floor Apartment**
- **Available Now**
- **Fully Furnished**
- **Two Bedrooms**
- **Walk-In Wardrobe**
- **Allocated Parking**
- **Great Location**
- **Local Facilities**
- **Transport Links**
- **Council Tax Band \*B\***





\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/xmttT35qU9U> \*\*

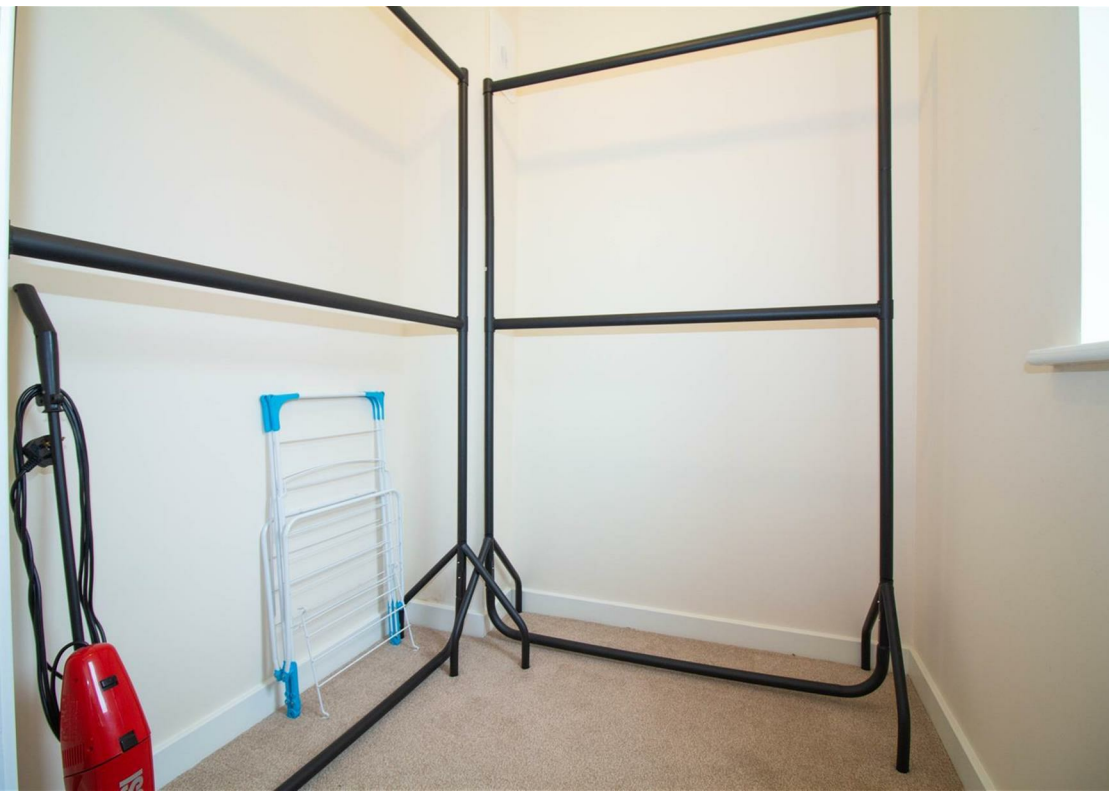
Jan Forster Estates are pleased to present to the rental market this fully furnished luxury ground floor two-bedroom apartment, located on Elmwood Park Court in the ever-desirable Gosforth's Great Park, giving it breath-taking views across the surrounding landscape.

The property is within easy access to a range of local amenities, public transport links, and the A1 motorway, with further amenities available in Gosforth and Newcastle city centre.

This apartment briefly comprises:- an entrance hall, two bedrooms- the main one benefiting from a walk-in wardrobe, modern three-piece shower room WC, and an open plan lounge-kitchen-dining area with fitted units and French doors leading to a patio area. Externally, the property further benefits from a patio area, allocated parking, bike store, and communal gardens.

For more information and to book your viewing, please call the Gosforth team on 0191 236 2070.

Council Tax band \*B\*

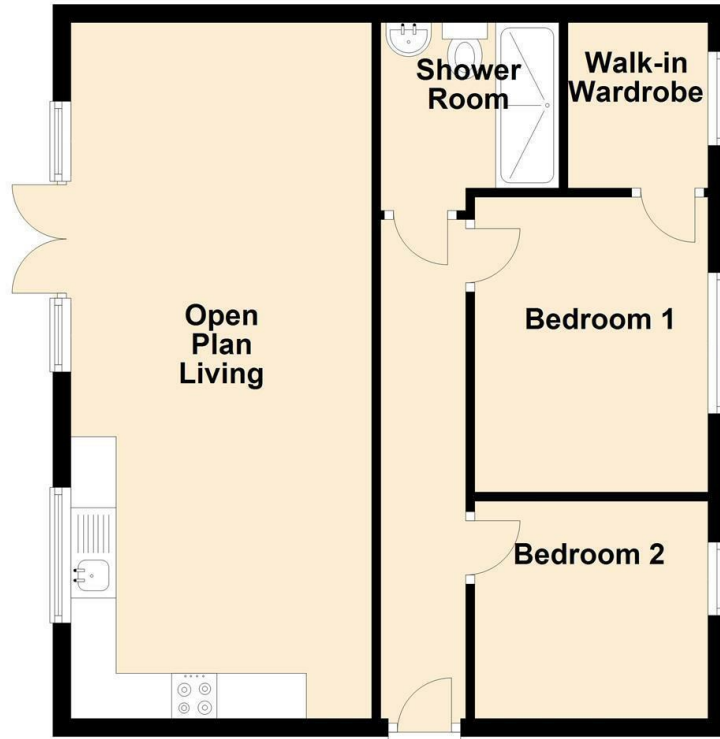


Open Plan Area 25'5" x 10'10" (7.76 x 3.32)

Bedroom One 11'6" x 8'5" (3.52 x 2.58)

Bedroom Two 8'5" x 7'7" (2.58 x 2.33)

### Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	80
(69-80) <b>C</b>		
(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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