

BRUNTON

RESIDENTIAL



LOW GOSFORTH COURT, MELTON PARK, NE3

Offers Over £200,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



Spacious two-bedroom apartment on Low Gosforth Court, Melton Park, Gosforth.

This well-presented apartment offers a practical and versatile layout. The accommodation comprises a spacious living room, a bright and airy conservatory, a well-equipped kitchen a well-appointed bathroom and ample storage. The property further benefits from off-street parking, a garage, and a wonderful rear garden.

Situated in the popular Low Gosforth Court development, the apartment is conveniently located close to local shops, schools, and amenities, with excellent transport links into Newcastle city centre.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The internal accommodation comprises: an entrance hallway with a storage cupboard straight ahead. To the front of the property is a generous dual-aspect living room with a fireplace and sliding doors leading out to a bright and airy conservatory, currently set up as a dining area. A door from the living room leads into a well-equipped kitchen with integral appliances and ample floor and wall units, providing excellent storage and work surface space. Further down the hallway to the left is a fully-tiled, well-appointed bathroom with a washbasin, WC, and bath with overhead shower, as well as a useful storage cupboard. At the end of the hallway are two bedrooms. The rear double bedroom is generous in size, dual-aspect, with built-in mirrored wardrobes and sliding doors opening onto the garden. The second bedroom is a single with a rear-aspect window overlooking the garden. A cupboard at the end of the hallway provides additional storage.

Externally, the front of the property features a driveway providing off-street parking and a garage alongside the additional external storage cupboard. To the rear, the garden - accessible from both the conservatory and master bedroom - is laid to lawn, lush, and bordered with mature shrubs and trees



BRUNTON

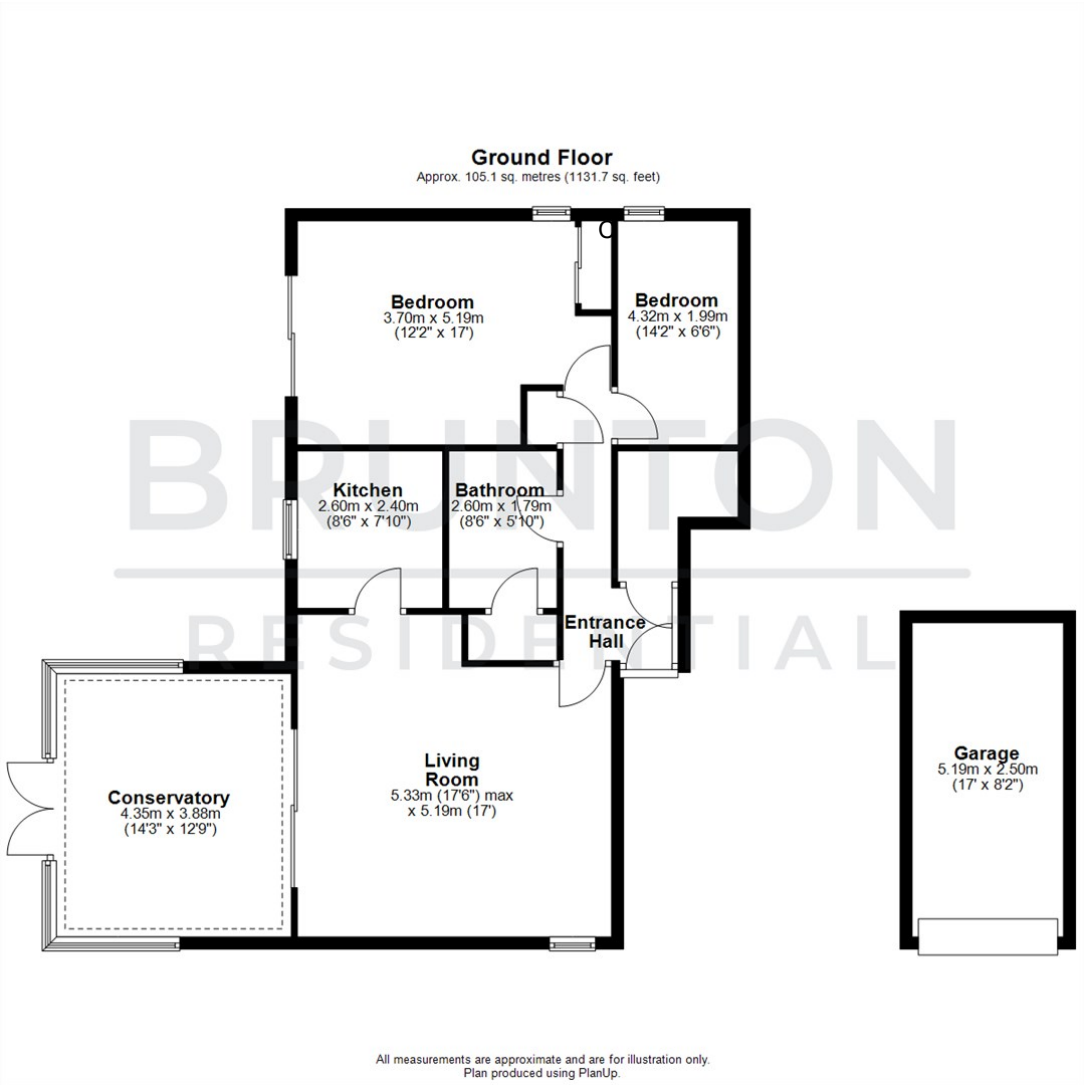
RESIDENTIAL

TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : C



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	