



- 2 Bed Top (2nd) Floor Flat
- Breakfasting Kitchen
- Gas CH & SUDG
- Council Tax Band: A

- Desirable Residential Area
- Bathroom/WC with Shower
- Ideal for Professional Person/Couple/Investment

- Dual Aspect Lounge with Fireplace
- 24' Garage
- Newly Extended Lease

This spacious 2 bedroomed flat is situated on the top (2nd) floor of this purpose built block and enjoys a pleasant aspect. Approached via a communal entrance hall with security entry system and stairs to the second floor, the property itself has a Reception Hall, with cloaks rail, leading to the dual aspect Lounge, the focal point of which is an ornate Adam style fireplace. The Breakfasting Kitchen is fitted with a range of wall and base units, sink unit and plumbing for a washer. Bedroom 1 is to the rear and has wall to wall wardrobes with sliding doors and an airing cupboard. Bedroom 2 has fitted book/display shelving and is to the rear. The Bathroom/WC has a low level wc, pedestal wash basin with mirror over, panelled bath with electric shower and fully tiled walls. The Garage, located to the rear of the property, extends to over 24' and has an up and over door, electric lights and power points.

Park View Court is well placed for Gosforth Park as well as a range of facilities in nearby Forest Hall. There are excellent road and public transport links into the city and other surrounding areas.

#### Reception Hall

Lounge 14'8 x 11'8 (4.47m x 3.56m)

Breakfasting Kitchen 10'8 x 11'6 (+dr recess) (3.25m x 3.51m (+dr recess))

Bedroom 1 12'9 x 9'0 (+recess) (3.89m x 2.74m (+recess))

Bedroom 2 12'10 x 7'6 (3.91m x 2.29m)

Bathroom/WC 7'3 x 5'8 (2.21m x 1.73m)

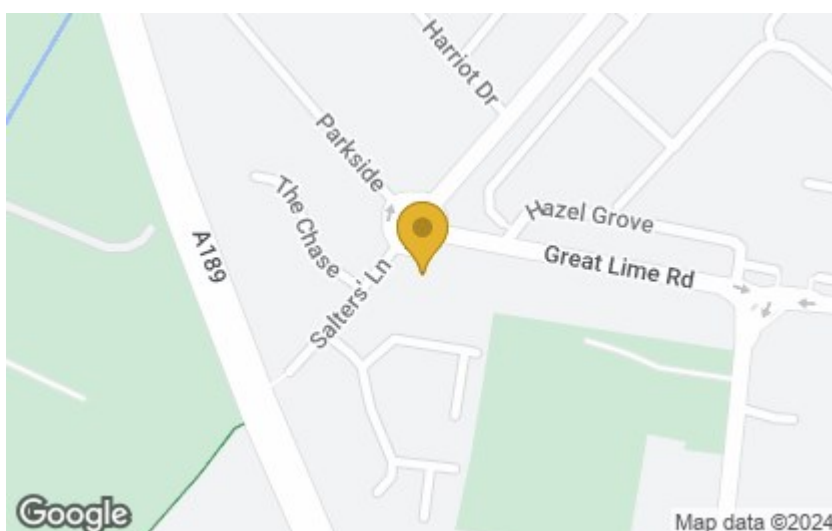
Garage 24'4 x 8'0 (7.42m x 2.44m)



2023  
WINNER

ESTAS  
★★★★★

Verified reviews from homemovers



Energy Performance: TBC

Council Tax Band: A

Distance from West Moor Primary School: 0.8 miles

Distance from Newcastle Central Railway Station: 5.8 miles

Distance from Newcastle Airport: 8.4 miles

North Tyneside Council 0345 2000101

All distances are approximate

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.