



## 2 Bedroom Flat

Knightsbridge Court, Gosforth, Newcastle Upon Tyne

**£179,500**



- Immaculate larger 2 bedroom apartment
- 82 square meters
- French doors leading to private balcony
- En-suite and family
- Spacious living space
- Separate fitted kitchen
- Fitted wardrobes in both bedrooms
- 2 parking spaces
- Centrally located near the Metro
- No chain



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Knightsbridge Court, Gosforth, Newcastle Upon Tyne,  
NE3 2JW

The accommodation -;

Situated on the second floor the entrance leads into hallway, spacious lounge/diner, kitchen, bedroom one and en-suite, bedroom two and the bathroom. The property has front and rear entrances. Electric central heating with independent panel heaters in each room. Externally the apartment has 2 parking permits for use within the private parking areas. Easy walking distance to a range of supermarkets (300 meters to Asda and M&S 0.6 miles to Sainsburys and the High Street).

Leasehold information -;

The property is leasehold with 986 years remaining and the ground rent is £125 pa. Maintenance fees: £1999.34 pa and included building insurance, water rates as well as the cleaning of public areas, window cleaning, maintenance of grounds and lifts.



## Location

Situated in the popular Knightsbridge Court in Gosforth. A fantastic location allowing for quick links to Newcastle City Centre. The Regent Centre is a large business park and transport hub including bus stops and the Regent Centre metro station which is 5 minutes away. Gosforth is a vibrant and sought-after area of Newcastle and popular with a full range of buyers. Excellent schools with an Ofsted rating of good or above all within walking distance.

## Property Description

### Second Floor

**Open plan lounge/diner - 17' 10" x 11' 2" (5.46m x 3.41m)** Spacious room with hard flooring, dual light fittings and television point. French doors lead out to balcony.

**Fully fitted kitchen - 12' 0" x 8' 2" (3.68m x 2.5m)** Stylish refurbished kitchen with integrated electric oven, hob, washing machine and dishwasher with a stand-alone fridge/freezer. Hard flooring.

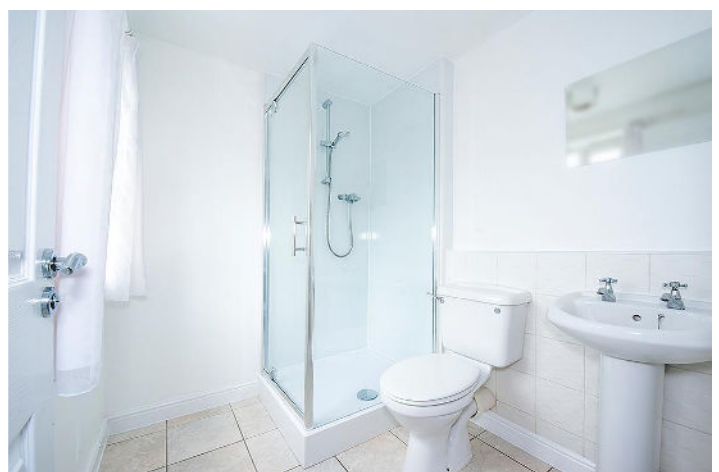
**En-suite - 6' 9" x 5' 10" (2.09m x 1.8m)** Three-piece bathroom suite with wc, basin and shower cubicle, heated towel rail and tiled flooring.

**Bathroom - 6' 10" x 6' 0" (2.1m x 1.84m)** Three-piece suite with wc, basin and bath with heated towel rail and tiled flooring.

**Hallway -** Hard flooring.

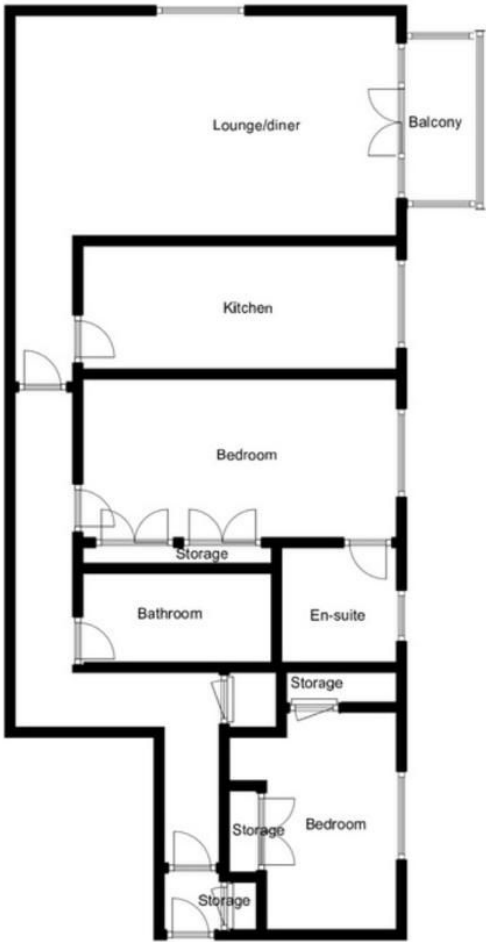
**Bedroom one - 13' 1" x 10' 5" (3.99m x 3.2m)** Carpeted with fitted wardrobes and television point.

**Bedroom two - 10' 10" x 8' 8" (3.31m x 2.66m)** Carpeted with two large full height cupboards.





# Knightsbridge Court



Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.