



Flat 2, Wentworth Grange

The Grove, Gosforth



SANDERSON
YOUNG



Flat 2, Wentworth Grange The Grove, Gosforth

Generous, Purpose Built Garden Apartment, Priced to Reflect Some Internal Modernisation with Two Large Reception Rooms, Kitchen/Breakfast Room, Three Bedrooms, Private South Facing Sun Terrace with Direct Garden Access, Lift Access, Private Garage & No Onward Chain!

This is a rare opportunity to acquire a larger style three bedroom, purpose built ground floor apartment, which is ideally located on one of Gosforth's most prestigious residential roads! Set within delightful, landscaped gardens, Wentworth Grange occupies a prime position on The Grove and is situated close to the shops, cafés and restaurants of the High Street and also South Gosforth Metro Station providing excellent links throughout the region.

This great ground floor apartment benefits from residents' car park, private garage parking, lift access and a private enclosed south facing terrace with views out over the communal gardens and towards Rectory Road.

Price Guide:

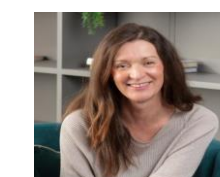
Guide Price £395,000

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The internal accommodation briefly comprises: Communal entrance hall with secure access and stairs and lift access to all floors | Private entrance at the ground floor level | Lobby with store cupboard and guest WC | Dining room with south facing window and double doors leading to the lounge | Kitchen/breakfast room | Beautiful lounge with lovely, full height south facing windows and door leading to the enclosed sun terrace | Sun terrace with tiled flooring and sliding doors leading out onto the communal lawned gardens. The rear hallway, with two store cupboards, then leads through to a refitted shower room with separate WC | The main bedroom is located to the end of the hall and is generous in size and offers fitted wardrobes, south facing window with views and access to the private terrace and communal gardens | Bedroom two is another generous double, again with fitted storage | Bedroom three is a single room/study.

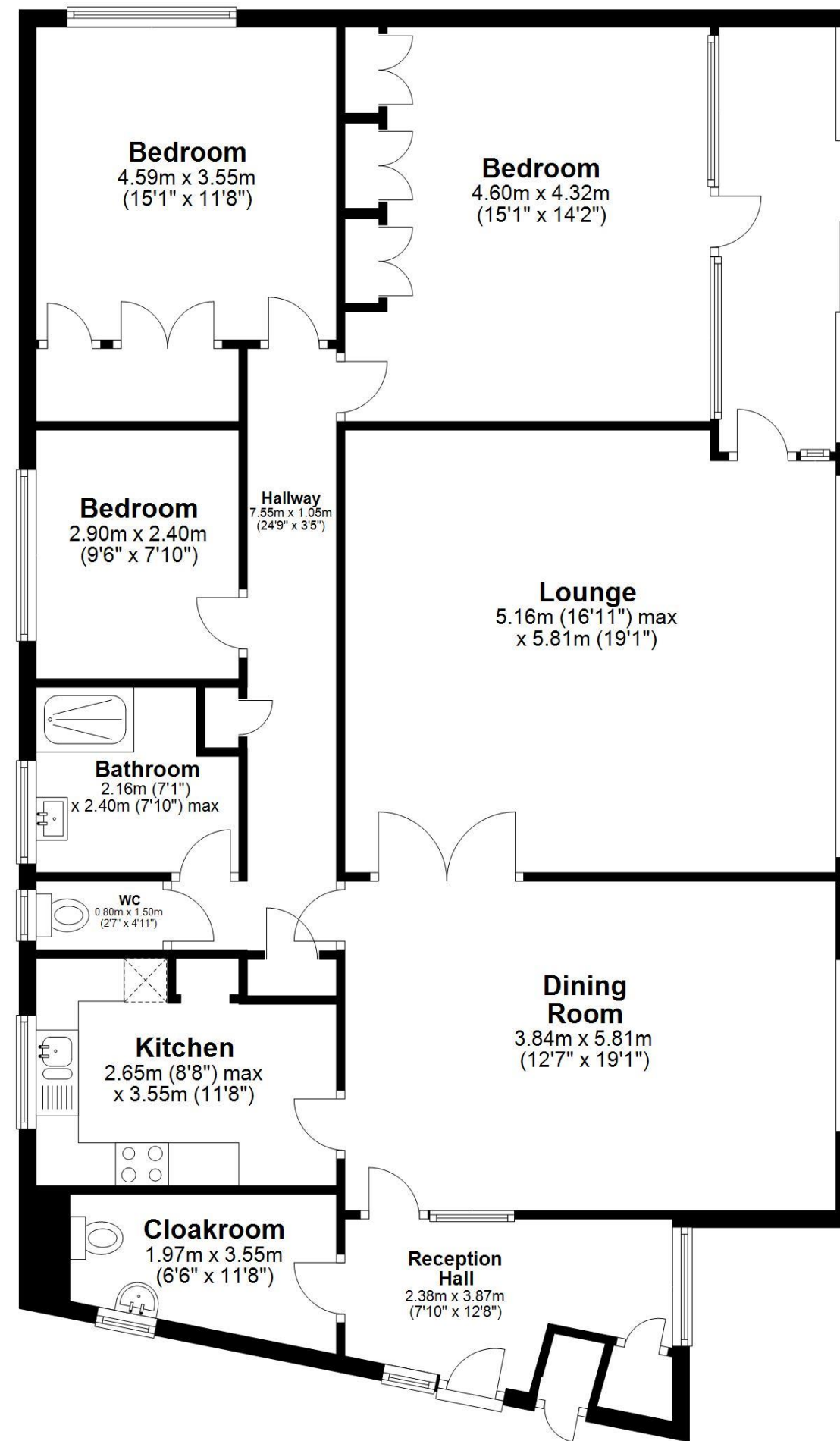


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Ground Floor

Approx. 144.4 sq. metres (1554.1 sq. feet)



Total area: approx. 144.4 sq. metres (1554.1 sq. feet)

Area includes Outbuildings
Plan produced using PlanUp.

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Externally, the apartment benefits from a private 18ft garage with electronic up and over door, communal residents' gardens and residents parking.

Priced to reflect some internal modernisation, the property is available with no onward chain and early viewings are strongly advised!

Services: Mains Electricity, Water, Drainage | Tenure: Leasehold | Lease Term Remaining; 939 Years | Ground Rent: £1 Per Year | Annual Service Charge: £2014.54 | Council Tax: Band F | Energy Performance Certificate: Rating E

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