



# 23 Moor Court

Gosforth



SANDERSON  
YOUNG



## 23 Moor Court Gosforth

An excellent two bedroom apartment located on the ground floor of Moor Court, with views to the front over the Town Moor towards Newcastle city centre - recently reconfigured and refurbished, creating a second bedroom and larger main bedroom, and a newly fitted kitchen - circa 800 sq ft of accommodation.

An ideal investment property, first time buyer home or those seeking to downsize to a great central location.

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### Price Guide:

Offers Over £179,950

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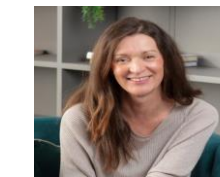


Floor Plan To Be Included.

Secure communal entrance | Hallway with built in storage cupboard | Superb open plan living/dining room and kitchen, with a great feeling of space with high ceilings and excellent natural light from the windows overlooking the Town Moor | Newly fitted kitchen with a range of cabinets, integrated hob & oven, dishwasher, washing machine and fridge/freezer | Bedroom one with space for freestanding bedroom furniture | Single bedroom two/study | Refurbished contemporary Bathroom with bath with shower over, WC and basin | On street parking & private car park.

This imposing Art Deco building within the heart of Gosforth provides an excellent location for easy access to Gosforth High Street with its fantastic range of amenities including shops, cafes, restaurants and gym, whilst also being easily placed for access to Newcastle city centre, with regular public transport links to the city centre.

Services | Mains; Electricity, Gas, Water, Drainage | Tenure; Leasehold | Lease Term Remaining; Approximately 75 Years | Annual Service Charge; £1700 | Council Tax; Band A | Energy Performance Certificate; Rating C



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