



# 9 Fencer Hill Square

Gosforth



SANDERSON  
YOUNG





## 9 Fencer Hill Square Gosforth, NE3 2AW

A delightful and immaculately presented three bedroom dual aspect apartment located on the first floor of this desirable residential location in Gosforth with secure allocated parking and overlooking attractive communal garden.

This modern apartment development in McCracken Park located next to the Northern Rugby Ground benefits from an on site gym and sauna, secure communal bike store and lovely gardens with external seating and water feature.

Fencer Hill Square is ideally located for the Great North Road providing excellent access to Brunton Park and public transport links to Gosforth High Street with its wide variety of shops, cafes/restaurants and local amenities as well as Newcastle City Centre and wider region via the A1.

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### Price Guide:

Offers Over £295,000

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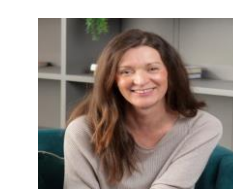






The accommodation comprises: Communal entrance with secure entry and a staircase leading to the first floor. A private entrance with store cupboard leads to a lovely spacious lounge dinner with west facing juliet balcony and a door leading through to the kitchen with a range of integrated appliances and stonework surfaces as well as west facing window.

The generous central hallway provides access to three double bedrooms with bespoke fitted furniture and family bathroom with Jack & Jill door through to bedroom room three, currently set up as a study with west facing window. The main principal, spacious bedroom has an east facing Juliet balcony and access to ensuite shower room. Bedroom two is another double bedroom with east facing window overlooking the courtyard garden and water feature.



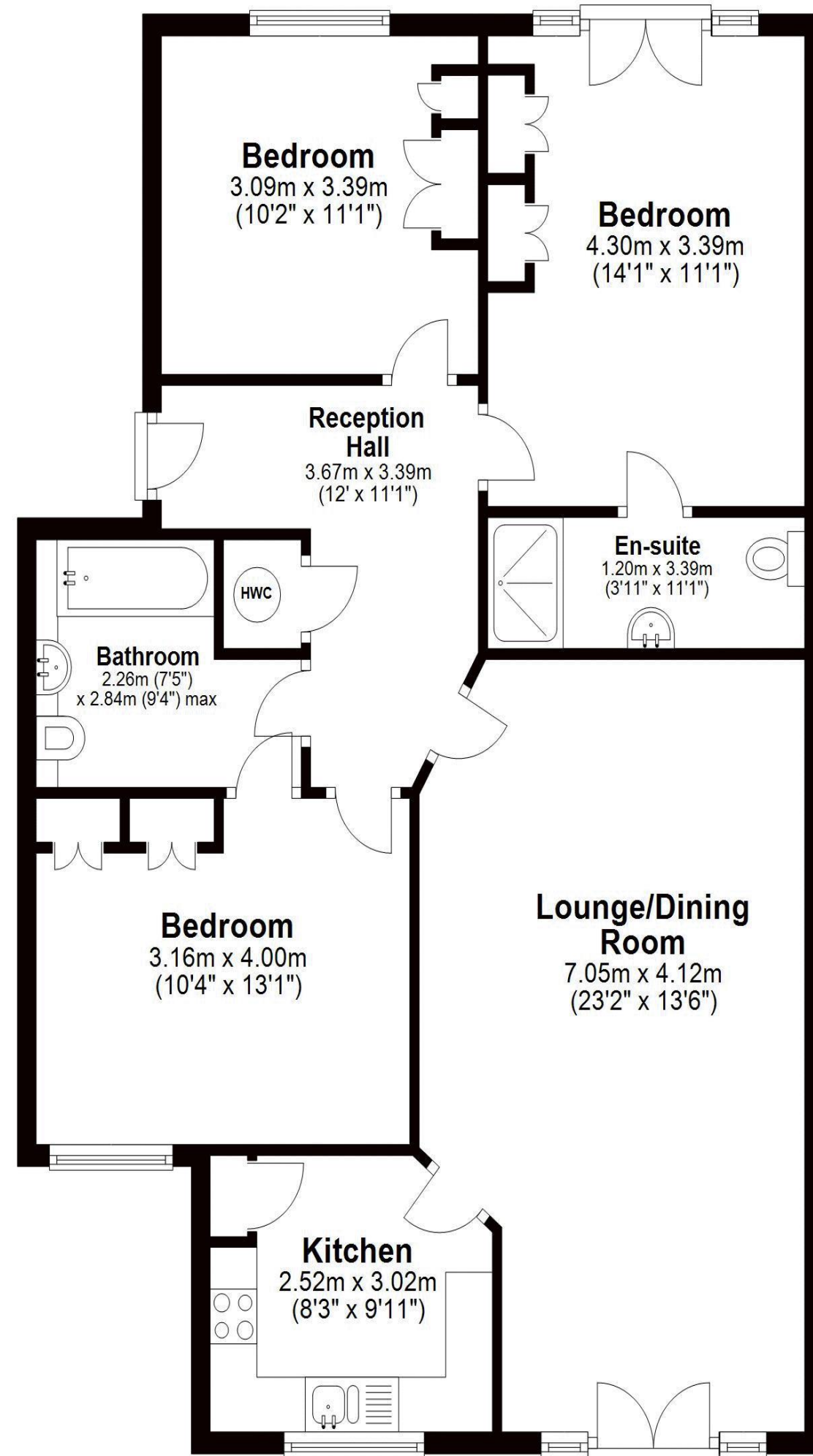
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### First Floor

Approx. 93.7 sq. metres (1008.5 sq. feet)



Total area: approx. 93.7 sq. metres (1008.5 sq. feet)

Plan produced using PlanUp.

**9 Fencer Hill Square, Gosforth**



Externally the property benefits from the use of the communal gardens, with own gym sauna, bike store and allocated secure parking.

Services | Mains; Electricity, Gas, Water, Drainage |  
Tenure; Leasehold | Lease Term Remaining; 982 years |  
Ground Rent; £312.58 pa | Annual Service Charge;  
£2171.62 | Council Tax; Band D | Energy Performance  
Certificate; B