



53 Grove Park Crescent

Gosforth



SANDERSON
YOUNG



53 Grove Park Crescent Gosforth, NE3 1BP

A stylish and well maintained two bedroom apartment, occupying a lovely second floor position on the corner of Grove Park Avenue and Crescent, with allocated secure parking in the underground car park and NO UPWARD CHAIN

The fabulous luxury apartment would suit a number of buyers including young professionals, downsizers seeking a good central Gosforth location and investors looking for a property for rental.

The development is ideally placed for easy access to Gosforth High Street, with its wide variety of shops, cafes bars/restaurants, and local amenities, whilst also being only a short walk from Ilford Road and South Gosforth Metro Stations providing excellent links into Newcastle City Centre.

Price Guide:

Guide Price £275,000

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Secure communal entrance | Lift and stair access to the all floors | Second floor | Generous reception hallway with a storage cupboard | Double doors open to the stunning open plan sitting/dining room, with newly fitted carpet, and excellent natural light from the window and French doors to the Juliet balcony to the front | Contemporary fitted kitchen with granite worktops, gas range cooker and integrated appliances; dishwasher, washing machine & fridge/freezer |

Master bedroom with built in double door wardrobe | Ensuite shower room/wc with double length shower | Second double bedroom with built in wardrobe | Family bathroom/wc | Allocated parking for one car in the secure under ground car park.

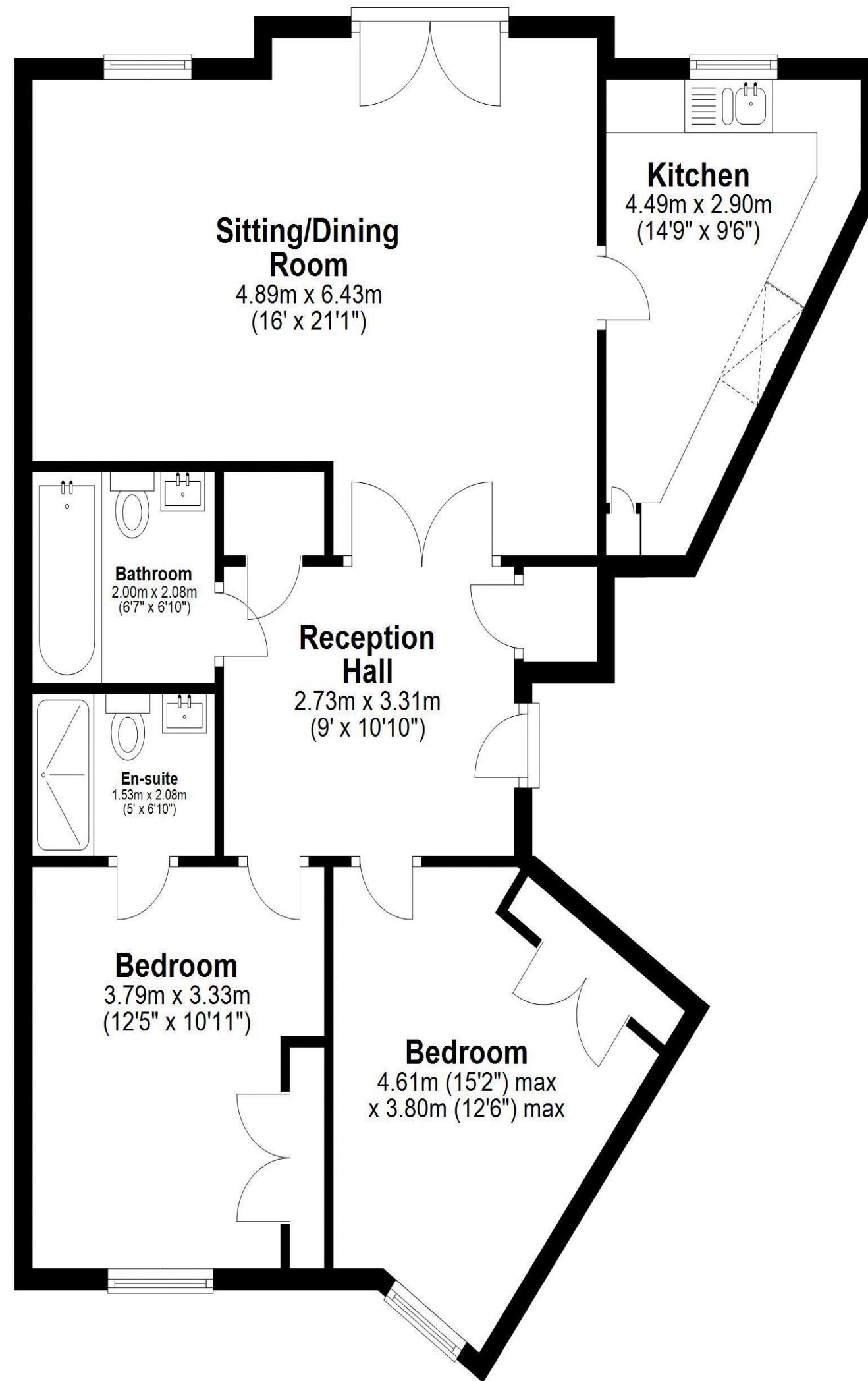


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Second Floor

Approx. 82.8 sq. metres (891.5 sq. feet)



Total area: approx. 82.8 sq. metres (891.5 sq. feet)

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Services: Mains electric, gas, water and drainage | Tenure: Leasehold | Lease Remaining: 178 Years | Service Charge: £3103.11 per annum | Ground Rent: £250 per annum | Council Tax: Band C | Energy Performance Certificate: Rating C