



19 Fencer Hill Square

Gosforth



SANDERSON
YOUNG



19 Fencer Hill Square Gosforth, NE3 2AW

An immaculately presented two bedroom, top floor apartment in this popular modern development in Gosforth, with two Juliet balconies from the master bedroom and large sitting room, attractive communal gardens and a secure allocated parking space for one car. The superb apartment, located on the second floor of this purpose built block, has a lovely south facing aspect looking towards the rugby pitches of the adjacent North Rugby Ground and offers easy access from the Great North Road into Gosforth, the city centre and the A1 for commuting throughout the region.

Price Guide:
Offers Over £225,000





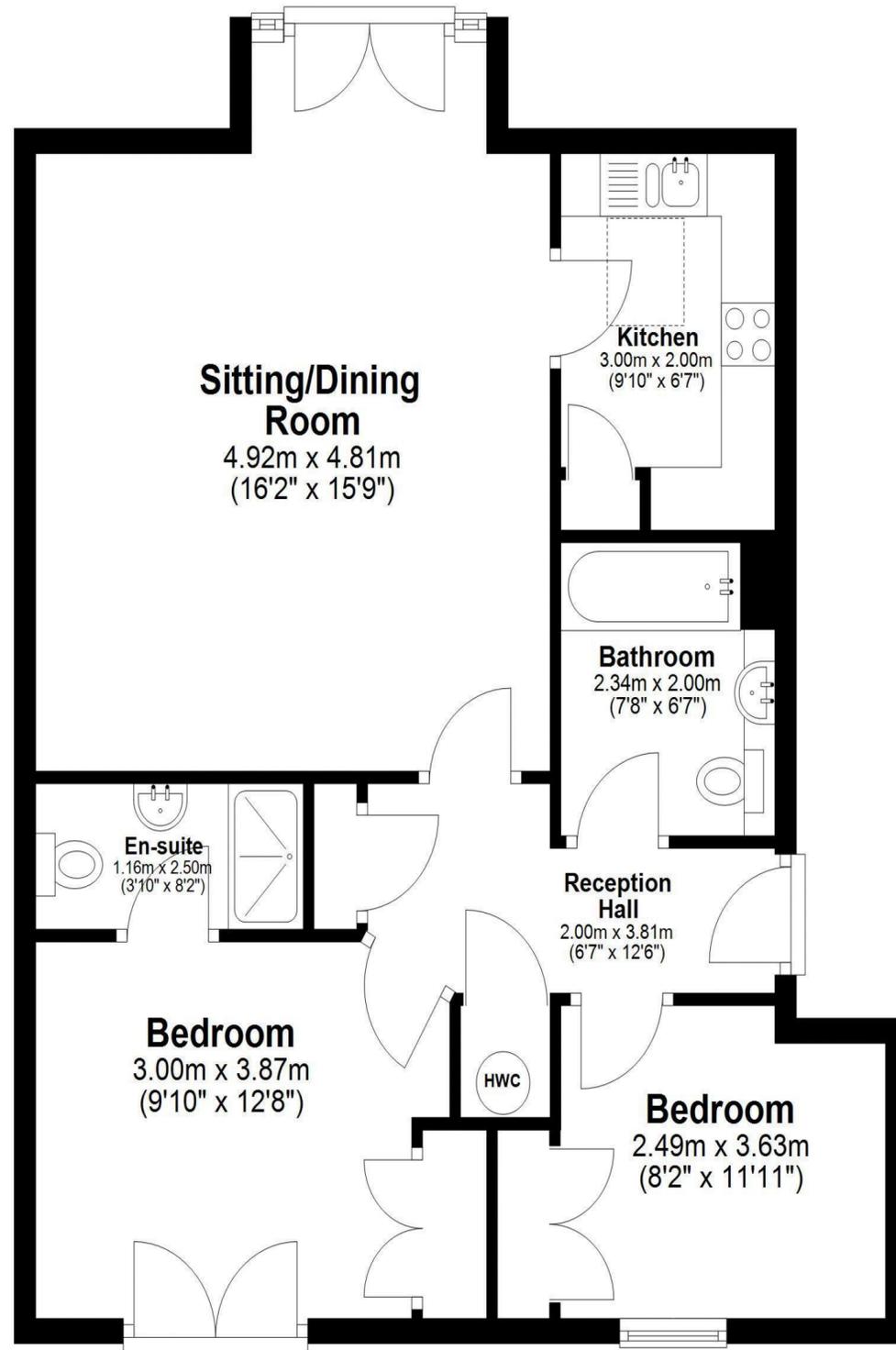
Secure communal hallway | Stairs to the 2nd floor | Private hallway with airing cupboard/tank and additional storage cupboard | Impressive open plan sitting/dining room with French doors opening to a Juliet balcony | Fitted kitchen with a range of cabinets with granite worktops and integrated appliances | Master bedroom with French doors to the Juliet balcony, and with built in double door wardrobe | Ensuite shower/wc | Second double bedroom with built in double door wardrobe | Well appointed bathroom/wc | Attractive communal gardens in a courtyard setting | Allocated parking for one car behind secure gates | NO UPWARD CHAIN

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Second Floor

Approx. 68.3 sq. metres (735.2 sq. feet)



Total area: approx. 68.3 sq. metres (735.2 sq. feet)

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The apartment enjoys the use of attractive landscaped communal gardens- it benefits from a secure entry phone system and double glazing.

Services: Mains gas, electricity, water & drainage |
Tenure: Leasehold | Lease Remaining: 983 Years |
Ground Rent: £312.58 Per Annum | Service Charge: TBC
| Council Tax: Band C | Energy Performance
Certificate: Rating C