



47 Graham Park Road

Gosforth



47 Graham Park Road, Gosforth

A generous Grade II two bedroom apartment situated to the top floor of this sought-after apartment block, located on the prestigious Graham Park Road, just off Gosforth High Street. Finished to a lovely standard, the apartment is accessed via a communal entrance hall with secure entry phone system leading to a private doorway on the top floor, and offers two private balconies and attractive communal gardens.

Secure entry phone system | Communal hallway with staircase leading to the top floor | Private hallway with parquet flooring | Open plan kitchen/diner with modern cabinetry and worktops, as well as integrated appliances and a door leading out onto a balcony | Living room situated to the rear with fitted media wall and units | Two generous double bedrooms, both with fitted wardrobes | Shower room | Bathroom with three piece suite | Two balconies, one at the front and one at the rear | Communal gardens | On street parking | No onward chain.





Located just off Gosforth High Street, the property is ideally placed for the Town Moor, Ilford Road Metro Station in High West Jesmond, and the wide variety of independent shops, cafes, bar and restaurants. There are regular public transport links to Newcastle City centre close to the apartment.

A lovely apartment for which viewings are highly recommended to appreciate the accommodation on offer.

Services: Mains electric, gas, water and drainage | Tenure: Leasehold | Lease Remaining: 89 Years |
Service Charge: £825.37 per annum | Ground Rent: £10 per annum | Council Tax: Band B | Energy
Performance Certificate: Rating D

Price Guide: Offers Over £310,000

Floorplan TBC



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