



39 Elmfield Square

Gosforth, Newcastle Upon Tyne



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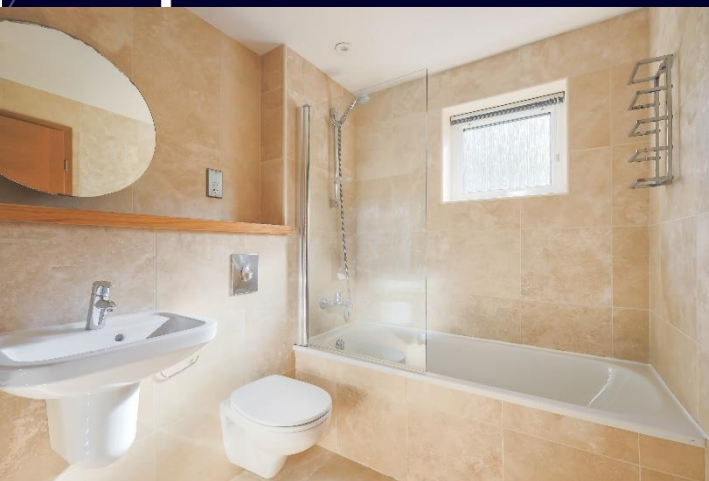
Modern Purpose Built Duplex Apartment Situated in this Exclusive Development and Boasting Four Bedrooms, Three Bathrooms, Generous Open Plan Kitchen, Living & Dining Room, Private Balcony & Two Allocated Parking Bays!

A stylish and beautifully presented penthouse apartment positioned to the second and third floors of this sought after development, with an attractive private balcony overlooking the landscaped communal gardens, and approximately 1500 sq.ft of accommodation.

Elmfield Square, which is located on the corner of Elmfield Road and Parker Avenue, is placed only a short walk from Gosforth High Street and offers easy access to a variety of shops, cafes and restaurants, and is also situated close to Elgy Green and transport links. There is a Metro Station at nearby Ilford Road in High West Jesmond, and easy access to Jesmond with its range of independent shops, and cafe culture.

The internal accommodation comprises: Secure communal entrance with stair and lift access to all floors.





Third floor - Private entrance hallway | Cloakroom WC | Study/4th double bedroom with fitted units | Fabulous open plan sitting/dining room with built in cabinetry and media wall | Attractive private balcony | Modern open plan fitted kitchen with integrated appliances and contemporary cabinetry and worktops | Staircase leading down to the bedroom accommodation.

Second floor - Bedroom hallway with door to second floor communal landing & lift | Master bedroom with an excellent range of fitted wardrobes | En suite shower room WC | Bedroom two is a further double room, again with fitted wardrobes | Fully refitted ensuite shower room WC | Bedroom three | Jack & Jill access onto the main family bathroom.

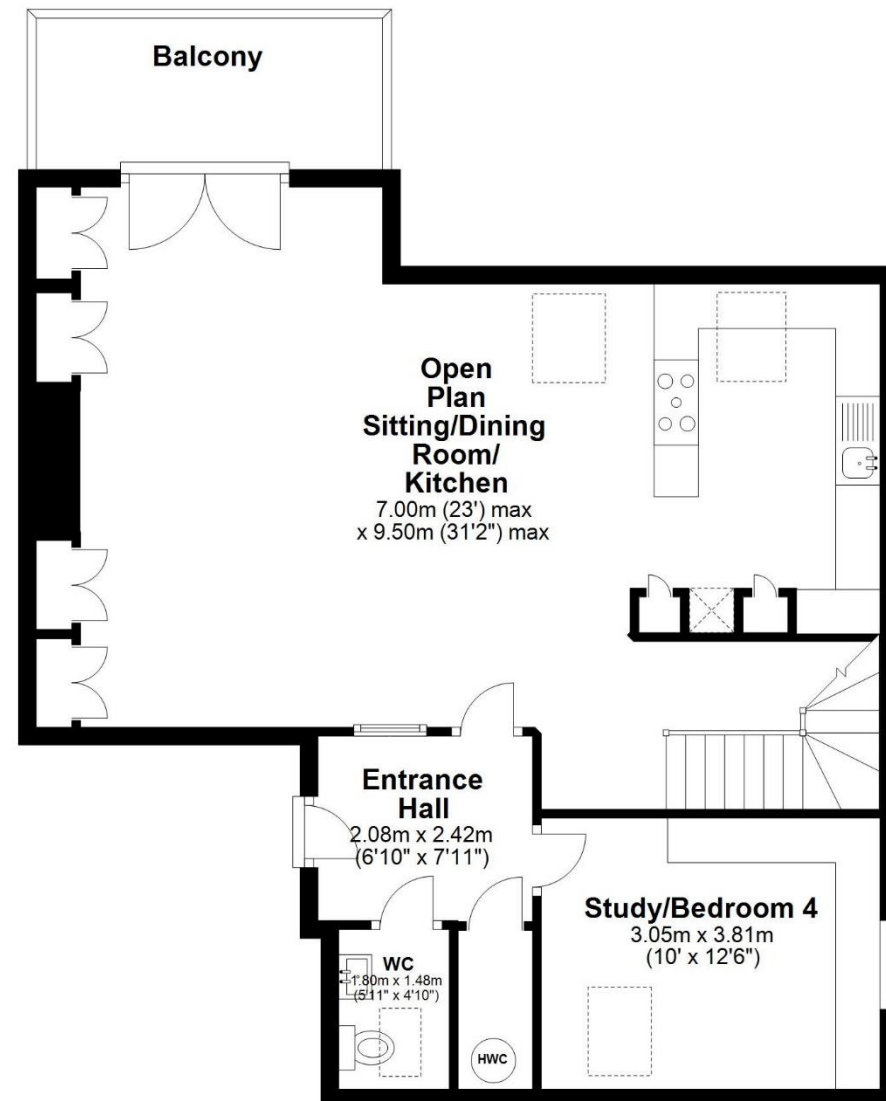
Externally, the property enjoys the usage of the communal gardens which are extremely well maintained | Two allocated parking bays.

Services: Mains Electric, Water and Drainage | Tenure: Leasehold | Lease Remaining: 107 Years | Service Charge: £1980 per annum | Ground Rent: £273.51 per annum | Council Tax: Band F | EPC Rating: C.

Price Guide: Offers Over £450,000

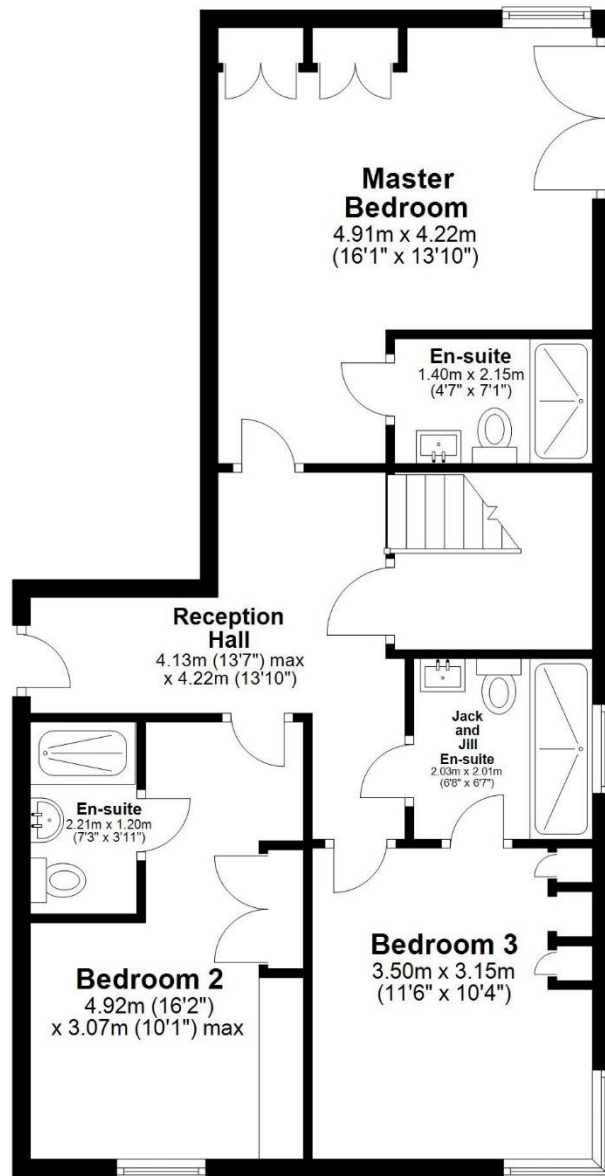
Third Floor

Approx. 77.4 sq. metres (833.3 sq. feet)



Second Floor

Approx. 67.1 sq. metres (722.0 sq. feet)



Total area: approx. 144.5 sq. metres (1555.3 sq. feet)

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SANDERSON YOUNG

Regional Gosforth Office
95 High Street | Gosforth
Newcastle upon Tyne | NE3 4AA
gosforth@sandersonyoung.co.uk
0191 213 0033