





23 Beechcroft, Kenton Road, Gosforth NE3 4NB

Offers Over £375,000

Super stylish & fully re-furbished penthouse apartment offering panoramic views of the city with modern open plan living, three bedrooms one with en suite, contemporary re-fitted shower room, sun terrace & garage with allocated parking space to the front.

This wonderful and extremely well-appointed apartment is ideally located on the top (fifth) floor of Beechcroft, Gosforth.

The apartment itself was purchased by the current owners back in 2016 and has subsequently undergone a complete modernisation to bring the apartment up to its present high specification. The apartment is ideally accessed from the quiet Fernville Road entrance and is perfectly placed to the popular south east block and away from Kenton Road.

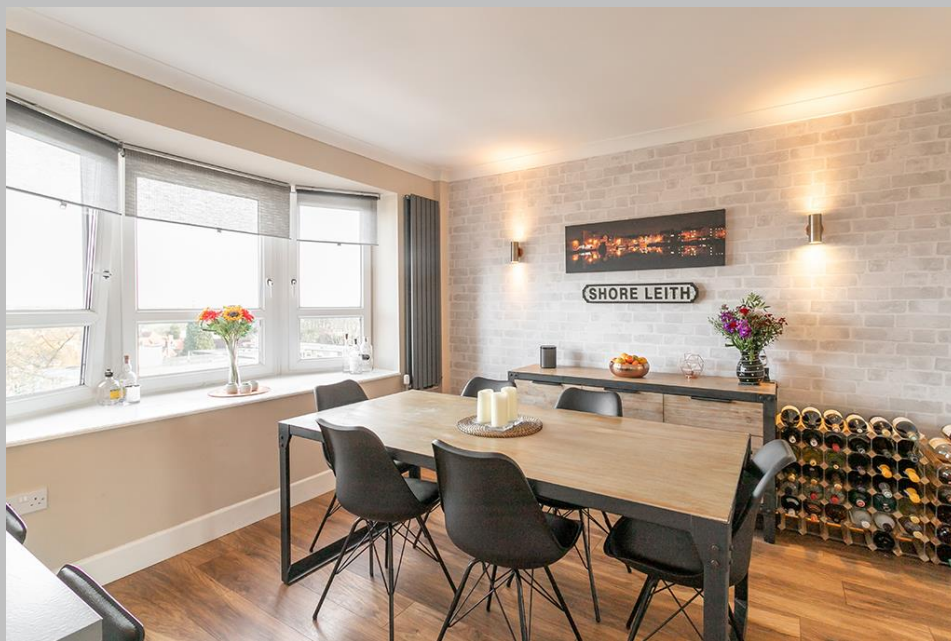
Boasting almost 1,400Sq ft of internal living space the property comprises : Communal entrance hall with secure entry phone system and stairs and lift to all floors | Private entrance hall at the fifth floor | Generous entrance hall with fitted store cupboards which is open to the main apartment | Lounge with west facing window which is open to hallway and provides access to the private sun terrace | The kitchen / diner was completely remodelled and now offers a delightful space with bay window providing easterly views towards the coast and a high gloss kitchen with integrated appliances, breakfast bar, dining area and access to the rear stairwell/fire escape with refuse chute. The hallway then leads through to the rear of the apartment with two store cupboards and then to three bedrooms | Bedroom one with bespoke fitted storage and dual aspect including south and west facing windows | Bedroom two, again with south facing window, fitted storage and stylish re-fitted en-suite shower room and WC | Bedroom three/study with glass doors leading to the sun terrace | Sun terrace, which is south west facing, offers a private, covered seating area with sliding windows and enjoys the sun until late in the summer months.

Externally, the apartment enjoys the use of the well-presented communal gardens and residents and visitors parking, again which is accessed from the Fernville Road entrance. The apartment also benefits from a private garage with electric door and allocated parking space to the front.

Well-presented throughout, with feature lighting, double glazed windows and a recently installed gas 'Combi' central heating system with Hive, this fantastic, purpose-built apartment simply demands an early inspection.

Services: Mains electricity, water and drainage | Tenure: Leasehold | Council Tax: Band E | EPC Rating: D

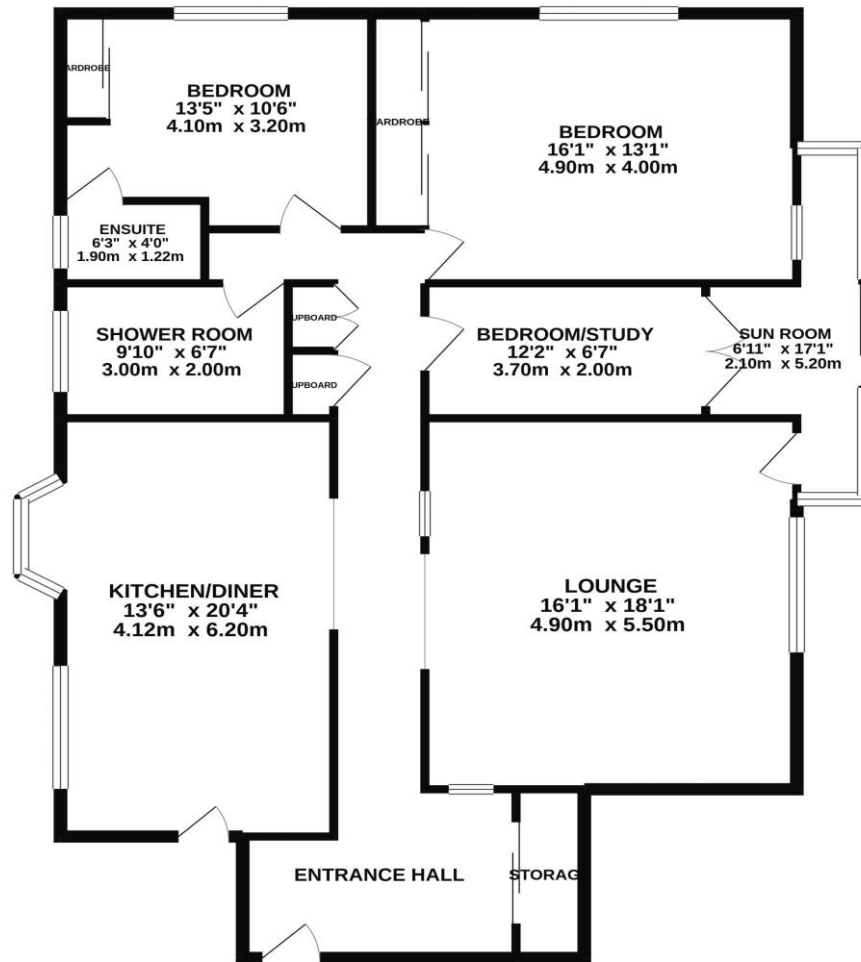








FIFTH/TOP FLOOR
1398 sq.ft. (129.9 sq.m.) approx.



TOTAL FLOOR AREA : 1398 sq.ft. (129.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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