

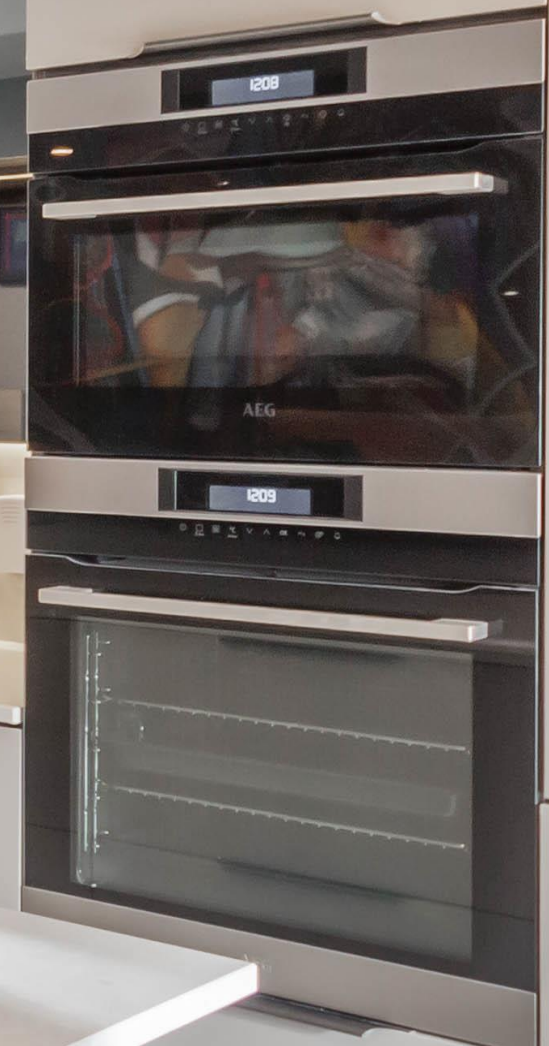


7 Ferndene Court

Moor Road South



SANDERSON
YOUNG





7 Ferndene Court Moore Road South, Gosforth NE3 1NN

Stunning & Contemporary Garden Apartment Situated within the Very Heart of Gosforth's Conservation Area, Boasting an Excellent Open Plan Living, Dining and Kitchen Space with Three Good Sized Bedrooms, Stylish Refitted Shower Room & Delightful Enclosed South Facing Gardens plus Communal Gardens & Private Garage.

This superb ground floor apartment is ideally located within the desirable Ferndene Court, Gosforth. Ferndene Court was originally constructed back in the early 1960s by the renowned architects Arnold Waring and Leonard Netts, and is well located within the very heart of Gosforth, close to Gosforth High Street with its shops, cafés and restaurants. The property is also positioned only a short walk from excellent local transport links with both South Gosforth & Ilford Road Metro Stations only a short walk away.

Price Guide:
Guide Price £595,000

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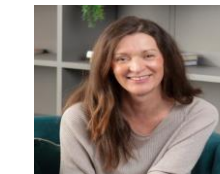




The apartment itself was purchased by the current owner in 2021, where it has since undergone a complete transformation and was completely refurbished throughout to an impeccably high standard and now offers one of the finest garden apartments within the city.

The internal accommodation comprises: Communal entrance hall with secure entry phone system | Private entrance hall which then leads through to a lovely lounge with bespoke fitted cabinetry, large south facing window and is open to the dining room which offers bi-folding doors leading out onto the rear terrace and gardens.

The hallway then gives access to three bedrooms | Bedroom one is a generous double bedroom with bespoke fitted wardrobes and south facing window | Bedroom two is also another comfortable double room, again with bespoke fitted wardrobes | Bedroom three is the smallest of all three rooms but is ideal as a study or as a spare children's room | Stylish refitted shower room, which is fully tiled with three piece suite.



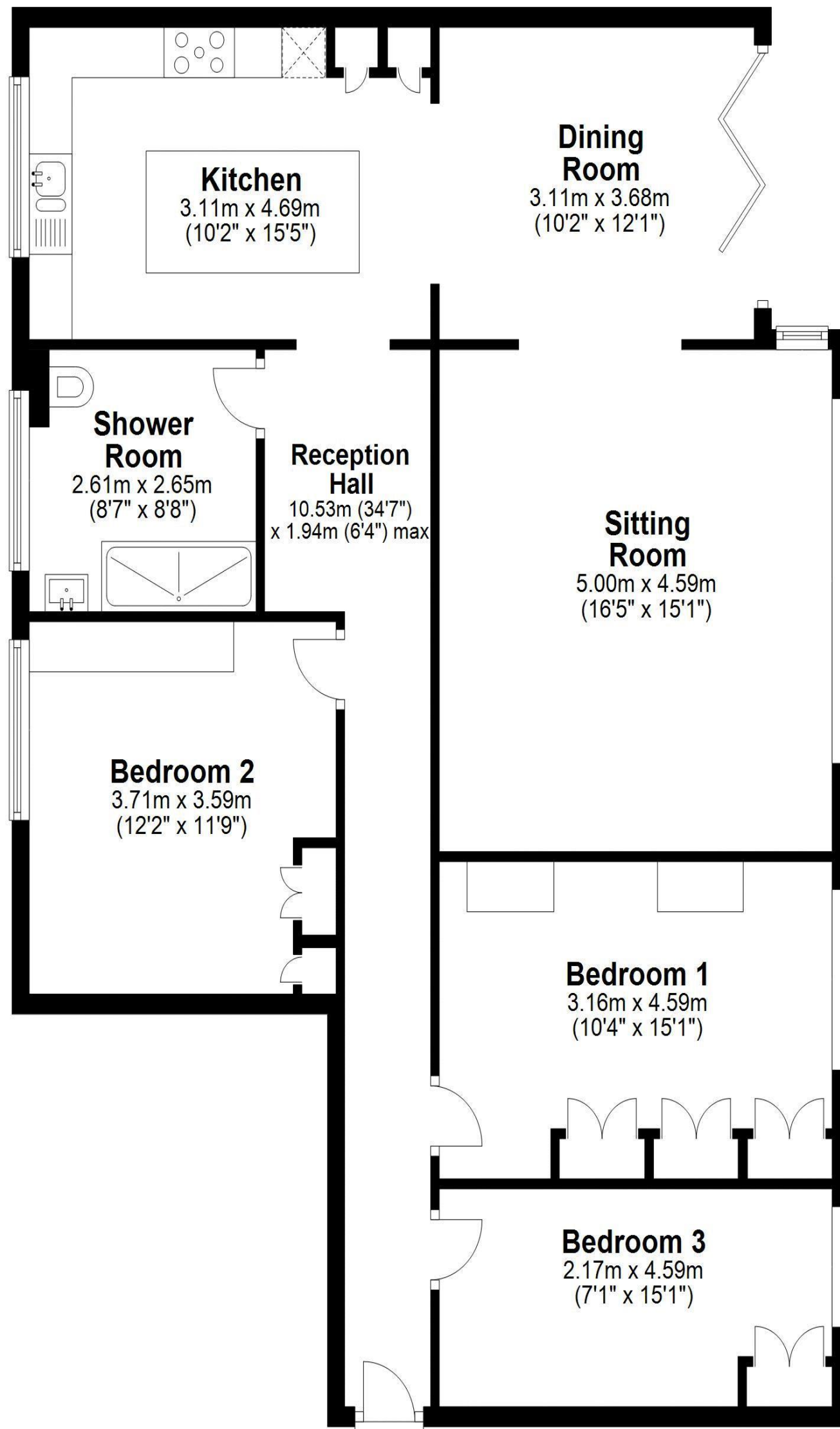
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Ground Floor

Approx. 110.8 sq. metres (1192.8 sq. feet)



Total area: approx. 110.8 sq. metres (1192.8 sq. feet)

7 Feredene Court, Gosforth



Externally, the property can also be accessed via a private pedestrian gate, which is located on Rectory Road which leads over the delightful, landscaped rear gardens, which are south facing and offer a wonderful open aspect with stone walled and fenced boundaries, raised planters and a paved seating area.

The apartment also enjoys the use of a private single garage which is placed close to the entrance of the development and is a short walk away.

Immaculately presented throughout, this is an extremely rare opportunity to purchase a purpose built garden apartment of this size and quality which is placed within the very heart of Gosforth and internal viewings are deemed absolutely essential to fully appreciate the standard of accommodation on offer.

Services: Mains electric, gas, water and drainage | Tenure: Leasehold | Lease Remaining: 943 Years | Service Charge: £2730.24 per annum | Ground Rent: £25 per annum | Council Tax: Band D | Energy Performance Certificate: Rating C

7 Ferndene Court

