



# 57 High Street

Gosforth



SANDERSON  
YOUNG





## 57 High Street Gosforth, NE3 4AA

We are delighted to offer for rent a magnificent first and second floor, duplex apartment, in a popular and prestigious part of Gosforth High Street. The apartment, which has been extensively renovated at significant cost, benefits from a whole new roof with dormer windows at the front and rear, providing two excellent double bedrooms.

The access is from the High Street, as well as at the rear where there is a parking bay.

The front entrance door leads into a reception hallway and stairwell, connecting to the first floor landing, which has access onto a shower room WC, extensively refurbished to a very high standard with beautiful tiling.

The front reception room is a living room, which has two windows overlooking the High Street and adjacent windows, both windows are replaced with high quality sash double glazing, well insulated and with great sound proofing. The room has a fabulous ceiling with concealed lighting and a feature media wall, which includes an inset plasma TV, as well as log burning effect electric fire.

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### Price Guide:

Monthly Rental Of £4,500

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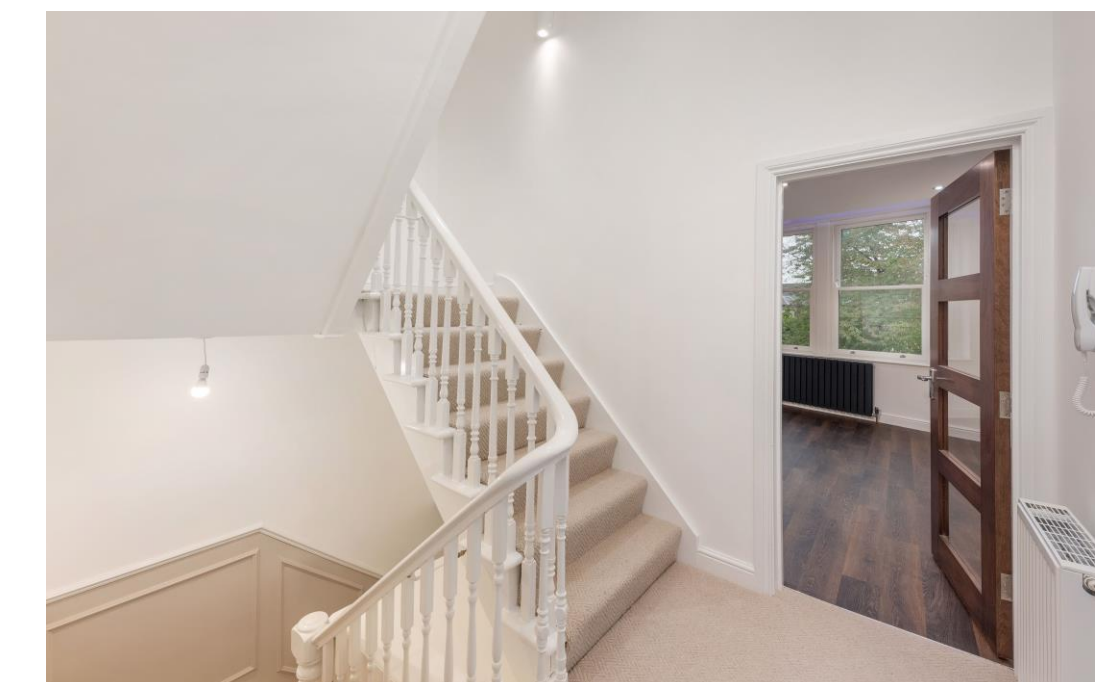
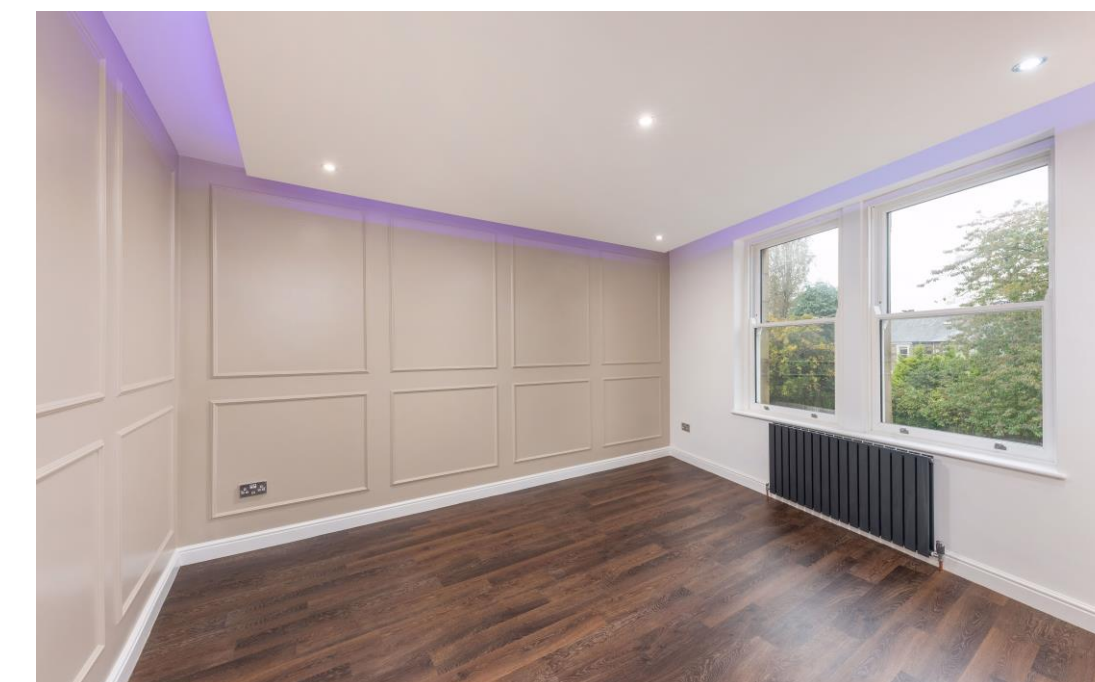
With illuminated recesses either side, it is a great feature of the room, which also has beautiful Farrow & Ball painted panelling. The impressive flooring finishes off this excellent entertaining space.

The second door leading from the first floor landing connects to the kitchen/dining room, fully equipped with a modern newly installed kitchen with a breakfast island, built in fridge freezer, oven, hob and extractor, as well as a washing machine and lovely contrasting cream and dark blue coloured cabinets. The spotlighting to the ceiling is impressive and the room has views overlooking its rear west facing courtyard. Access leads from this area to the offshoot, where there a connection to the external fire escape at the rear, which many may use as a main entrance. There is also access from this area to the main family shower room WC, which has a very good quality shower, fabulous tiling and a beautiful three piece suite, newly installed with opaque glazing to the window.

The main staircase then leads up to the second floor of the property, where there is a significant and large double wardrobe and storage cupboard and access to the front with a double bedroom, with a wide dormer window and feature fireplace, as well as a T-fall ceiling. Whilst to the rear, the larger master bedroom is the principal suite with a very significant wide dormer window with Parisian style French doors to a glass Juliet balcony and a westerly aspect, enjoying the afternoon and evening sunshine. The main bedroom has significant space into the eaves and could provide further wardrobe storage if required.



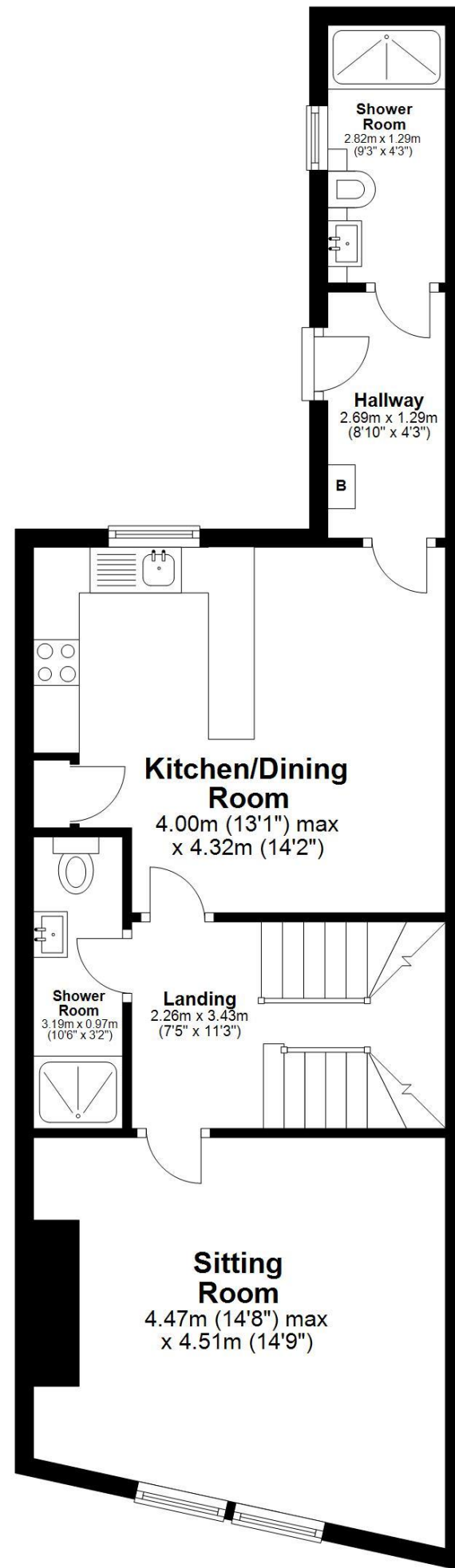
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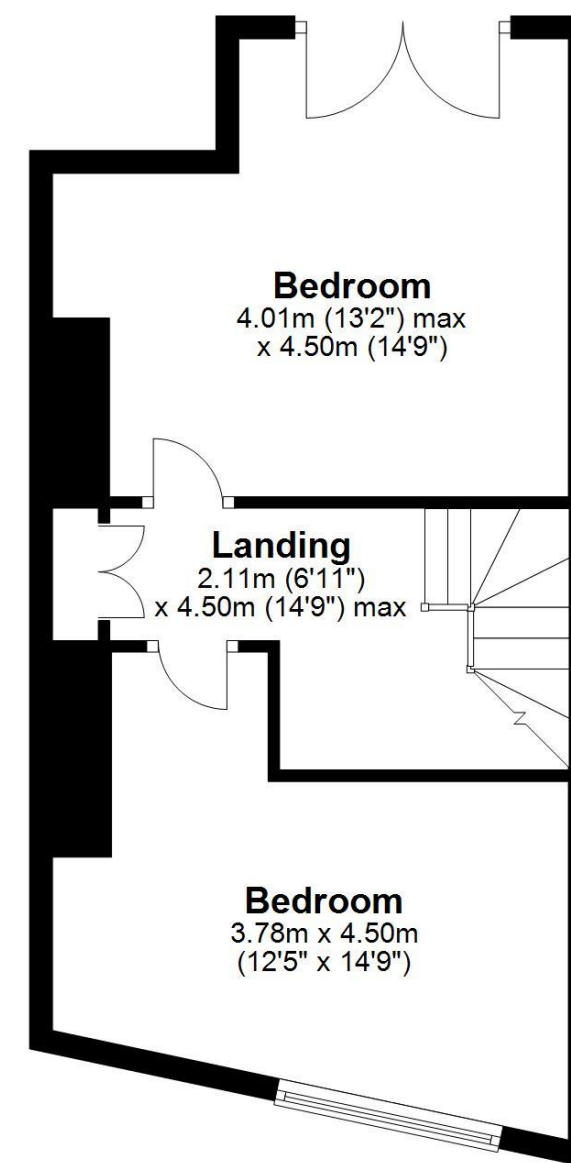
### First Floor

Approx. 53.7 sq. metres (578.5 sq. feet)



### Second Floor

Approx. 38.7 sq. metres (416.8 sq. feet)



Total area: approx. 92.5 sq. metres (995.2 sq. feet)

**57 High Street, Gosforth**



To the exterior at the rear, there is an external fire escape and entrance, as well as onsite parking for a small car and access through the local privately owned car park of the building adjacent.

The property has the benefit of gas central heating from a newly installed boiler, full double glazing throughout with new windows, and a mechanical ventilation, heating and recovery unit, circulating the air from the inside to the outside, and providing superb standards of sound, insulation and thermal efficiency from the modern day flooring, ceiling and walls, which have been completed throughout the graded restoration work.

This a very high quality apartment in such an excellent area of Gosforth with immediate access to the Town Moor for its walks, as well as local retail and shopping facilities.

Viewings are strongly recommended on this very prestigious duplex apartment.