



11 Fencer Hill Square

Gosforth



SANDERSON
YOUNG



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Gosforth

A well presented, three bedroom apartment located on the first floor of this popular residential development in Gosforth, with secure allocated parking, attractive communal gardens and three Juliet balconies in the sitting room and bedrooms.

The modern apartment development, located next to the Northern Rugby Ground, benefits from an on site gym, sauna, and shower room, lovely communal gardens and secure communal bike/garden store.

Fencer Hill Square is ideally located for the Great North Road providing excellent access and public transport links to Gosforth High Street with its wide variety of shops, cafes/restaurants and amenities, as well as Newcastle City Centre and the A1.

Price Guide:
Guide Price £299,950

3 1 2



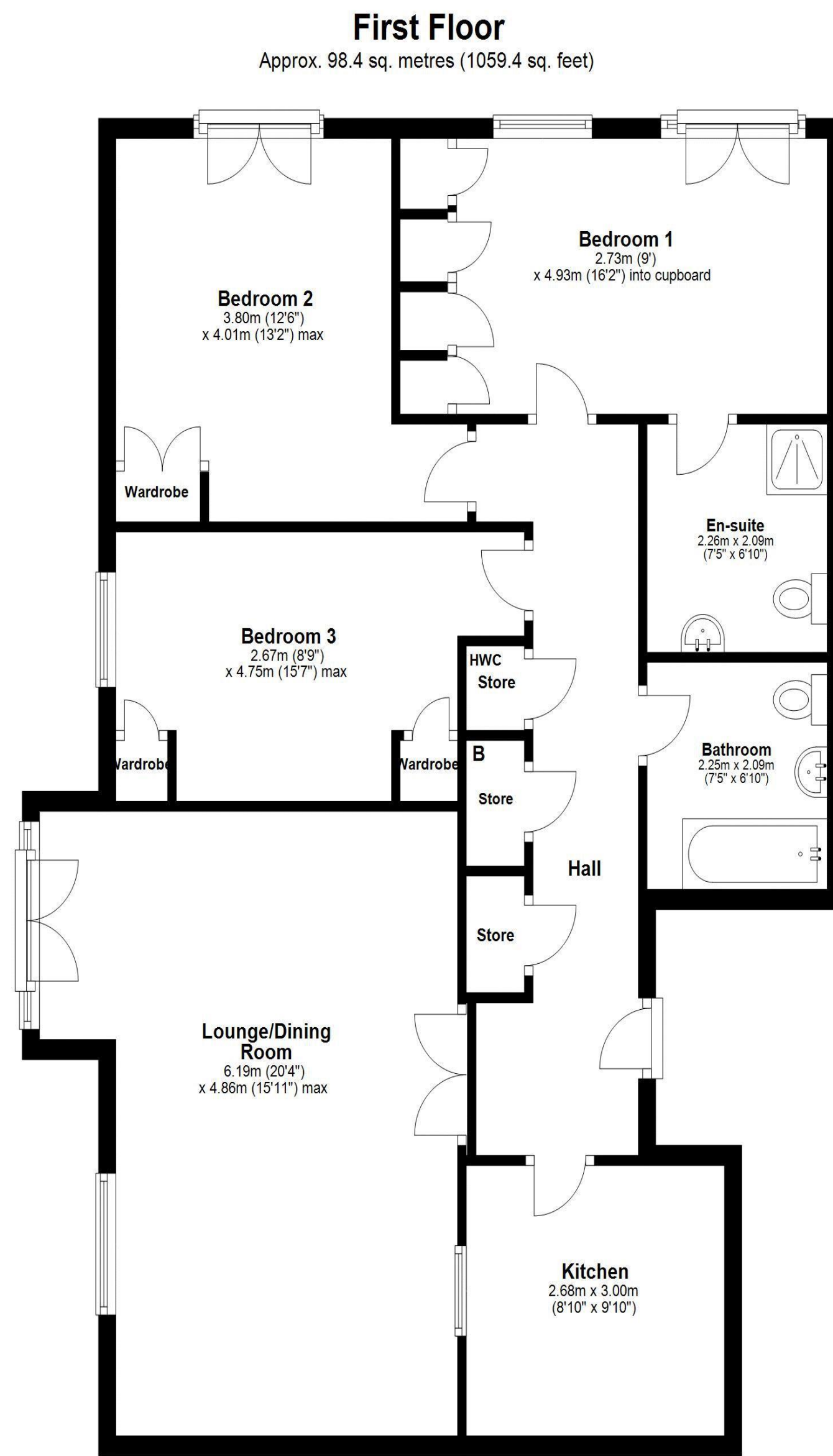


Secure communal hallway | Private entrance hallway with two built in storage cupboards and a cupboard housing the water tank | Impressive open plan sitting/dining room with French doors to the south facing Juliet balcony | Modern fitted kitchen with a range of cabinets with granite worktops and integrated oven, hob, dishwasher, washing machine and fridge/freezer | Master bedroom with a west facing Juliet balcony and built in wardrobes | Ensuite shower room/wc | Guest Bedroom Two with west facing Juliet balcony and built in wardrobe | Double bedroom three with built in storage | Family bathroom/wc | One allocated parking space with secure electric gated entry | NO UPWARD CHAINS



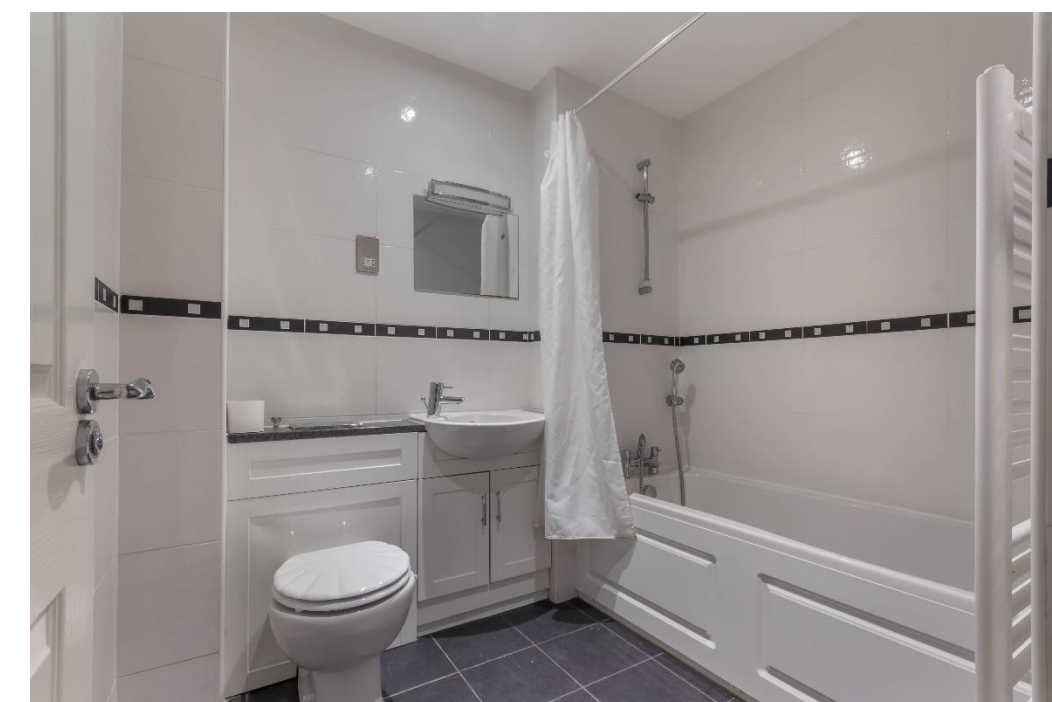
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Total area: approx. 98.4 sq. metres (1059.4 sq. feet)

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Services: Mains electric, gas, water and drainage | Tenure:
Leasehold | Lease Remaining: Approx. 983 Years | Service
Charge: £2,310.03 per annum | Ground Rent: £388.15 per annum
| Council Tax: Band | Energy Performance Certificate: Rating B