27 Moor Court
Westfield, Gosforth

Price Guide: £148,000
SITUATION AND DESCRIPTION
An impressive one bedroom, first floor, apartment finished to a very high standard throughout following a recent refurbishment. The property benefits from gas fired central heating, superb kitchen with integrated appliances, double glazing and a secure video entry phone system. The apartment is in a very good area of Gosforth, and enjoys immediate access to the Town Moor as well as close access into Gosforth High Street. There are good bus links from Kenton Road into Newcastle City Centre, as well as there being cycle paths on the Town Moor and attractive walks.

Moor Court is very well located in the heart of Gosforth and was originally constructed in the 1930’s. It represents a very fine example of Art Décor construction and design. The building was extensively remodelled and refurbished by the new Freeholders who purchased the building in the late 1990’s and carried out superb work.

The accommodation briefly comprises; communal entrance, private hallway, living room, contemporary fitted kitchen with integrated appliances, bedroom area and bathroom/wc. Externally there is residents' parking.

The property comprises:
ENTRANCE HALLWAY
11’10 x 4’6 (3.60m x 1.37m)
An attractive, private entrance hallway with tiled flooring with LED recessed lighting, under floor heating, contemporary, vertical radiator, and a security entry phone system.

A doorway leads from the hallway into the kitchen.
KITCHEN
14’6 x 5’8 (4.42m x 1.73m)
A superb, galley style kitchen/breakfast room fitted with an extensive range of hi-gloss, white wall and base cabinets with a gas hob and double oven with extractor fan over. The kitchen has contemporary, seamless work tops with a moulded sink and mixer tap. There is an integrated slim-line dishwasher, fridge and freezer. The kitchen has attractive feature, curved wall units and a small seating area, radiator, feature lighting, under floor heating and a double glazed window to the front.

LIVING ROOM
14’ x 11’10 (4.27m x 3.61m) plus 6’ x 3’4 (1.83m x 1.02m)
A lovely living room with two double glazed windows to the front elevation giving excellent natural light. The living room has radiators, TV and telephone point and has recently been newly carpeted. There are built-in storage cupboards with shelving.

The apartment living space has been divided from the bedroom space, with a full ceiling height glass block wall – as the original design included an open plan bed sitting room.
BEDROOM AREA
9’3 x 6’8 (2.81m x 2.03m)
A private sleeping area divided from the living area by a glass block wall, allowing good natural light to pass through. The bedroom has a TV and telephone point, radiator and double glazed window.

BATHROOM
9’1 x 6’1 (2.76m x 1.85m)
A bathroom, very much in keeping with the period of Moor Court, with a white suite comprising cast iron bath with a shower over and glass panelled door, wash hand pedestal basin and low level wc. The bathroom has period décor with black and white vinyl flooring and part green tiling to the wall. There are two double glazed windows and a radiator.

EXTERNALLY
Moor Court has residents parking.

No upward chain.
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2. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

3. It should not be assumed that any contents/furnishings/furniture etc, photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed.

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