

# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST







Grove Park Crescent, Gosforth NE3 1BP



# Grove Park Crescent, Gosforth NE3 1BP

**£1,400 Per Calendar  
Month**

This stunning first-floor flat boasts two spacious double bedrooms and has been meticulously presented throughout, showcasing a perfect blend of comfort and style. Situated in a highly desirable location, this property offers the perfect balance of convenience and tranquility. In addition, the flat comes with the added benefit of an allocated parking bay, providing secure and hassle-free parking.

Newcastle continues to be a popular leisure destination and an attractive and appealing place to live and work. The city has witnessed significant development and benefits from being within close proximity to the A1, whilst being on the East Coast mainline which offers regular connections to London, Edinburgh and all other major UK cities. Newcastle International Airport also provides regular and easy domestic and international link.

Available: April 2025

Tenancy Term: 12 months +

Council Tax Band: C

£1400 PCM

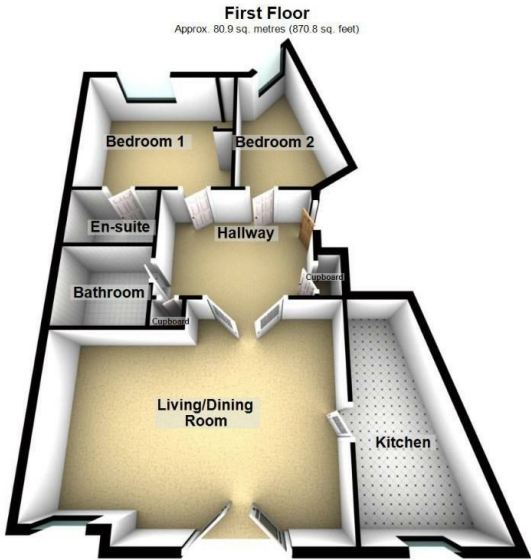
## TENANCY APPLICATION FEES:

To apply for a tenancy on this property, a refundable holding deposit of a week's rent is required. A tenancy damage deposit for the property is compulsory and is to be paid 48 hours before the tenancy commences, along with the first month's rent payment. The tenancy deposit is equivalent to 5 week's rent. An additional tenancy deposit amount may be requested in certain circumstances.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 80.9 sq. metres (870.8 sq. feet)  
Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

- HALL  
10'10" x 8'11"
- LIVING/DINING  
21'3" x 16'0"
- KITCHEN  
14'4" x 9'7"
- MASTER BEDROOM  
12'9" x 11'1"
- EN-SUITE  
6'9" x 4'11"
- BEDROOM TWO  
13'4" x 7'8"
- BATHROOM  
6'10" x 6'3"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC









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