



# 1 Bamburgh Court, Cloister Garth

South Gosforth





## 1 Bamburgh Court, Cloister Garth, South Gosforth, Newcastle Upon Tyne, NE7 7LW

Beautifully Presented Purpose Built Apartment Boasting Two Bedrooms, Two Bathrooms, Kitchen, Generous Sitting/Dining Room & Terrace!

Cloister Garth is a real hidden gem within South Gosforth, positioned in stunning mature gardens with stone walled boundary and communal lawned areas. Offering ease of access to the local Metro station and Freeman Hospital, this apartment is ideally suited to young professionals and downsizers alike

The internal accommodation comprises: Secure communal entrance at first floor level with stair and lift access to all floors | Private entrance to the ground floor | Entrance hallway with store cupboard | Principal bedroom enjoying a generous double with access onto an ensuite shower room WC | Bedroom two | Family bathroom with modern refitted three piece suite | Kitchen | Generous sitting/dining room enjoying dual aspect views and feature fireplace | Glazed sliding door out onto a terrace, ideal for entertaining in the warmer months.





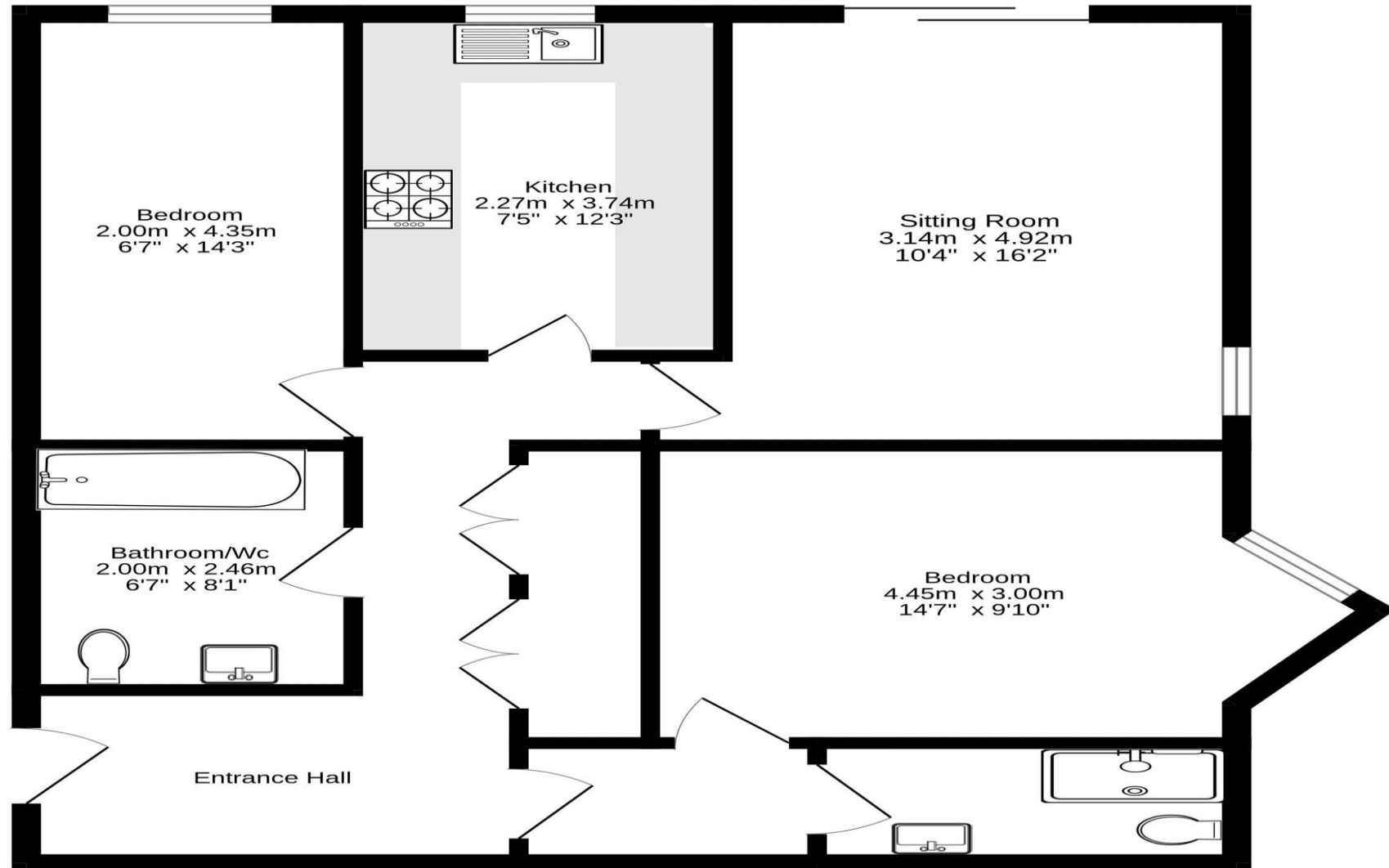
Externally, the property enjoys the use of the communal gardens as well as ample on site parking.

Presented to an immaculate standard throughout, early viewings are strongly encouraged.

Services: Mains electric, water and drainage | Tenure: Leasehold | Lease Term Remaining: 91 Years | Service Charge: £2016 Per Annum | Council Tax Band: C | Energy Performance; Rating C

Price Guide: Offers Over £220,000

Ground Floor  
64.3 sq.m. (692 sq.ft.) approx.



TOTAL FLOOR AREA : 64.3 sq.m. (692 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# SANDERSON YOUNG

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