



Flat 2, Causey House  
Elmfield Road



## Flat 2, Causey House, Elmfield Road

Extremely Rare to the Marketplace is this Fantastic Ground Floor Conversion Apartment Boasting Three Double Bedrooms, Two Generous Receptions Rooms, Open Plan Kitchen/Living Room, Two Bathrooms, Private Terrace, Garage & Off Street Parking!

This impressive flat occupies the ground floor of an imposing Victorian Villa, set back from the bottom of Elmfield Road. Causey House is set within its own grounds, tucked just off Elmfield Road and is ideally positioned close to Gosforth High Street with its variety of shops, cafés and restaurants. There is a Metro Station nearby at Ilford Road in High West Jesmond and has easy access to Jesmond with its range of independent shops and cafe culture.

Boasting in excess of 2050 sq/ft, the internal accommodation comprises: Secure communal entrance | Private entrance situated to the ground floor | Entrance hallway | Fantastic open plan kitchen/living room with direct access onto the private terrace | The kitchen is highly impressive and boasts a range of modern cabinetry/worktops, large central island with breakfast bar and integrated appliances throughout | The kitchen is open to the dining room with feature fireplace and half height panelling | Utility room | The hallway then continues through to a separate spacious living room which has retained many period features including a lovely bay window overlooking the communal gardens and feature gas fireplace. The night passageway then connects through to three bedrooms | The principal bedroom offers a large double room with fitted wardrobes and access onto a well appointed ensuite shower room/wc | Bedrooms two and three are further generous double rooms and share the use of a Jack & Jill bathroom with contemporary four piece suite.





Externally, the property is accessed via a private lane just off from Elmfield Road and leads to a parking area | Private garage within the garage block | To the rear of the property is a private raised terrace area and overlooks the communal lawned gardens.

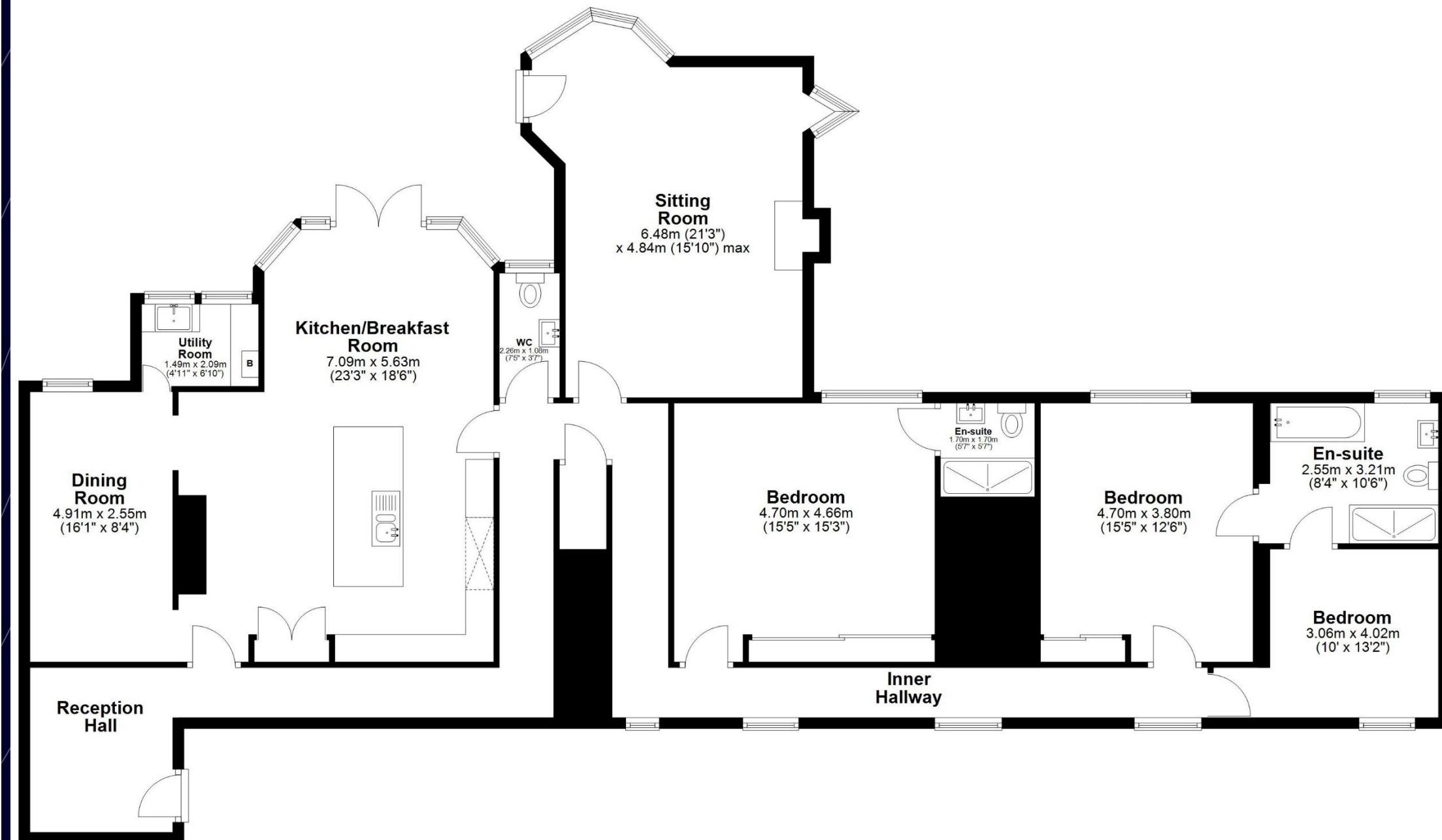
Immaculately presented throughout and offering one of the largest apartments in Gosforth Conservation Area, early viewings are strongly encouraged to truly appreciate the size and quality of accommodation on offer at this wonderful apartment!

Services: Mains gas, electricity, water & drainage | Tenure: Leasehold | Service Charge: £4,512 Per Annum | Lease Remaining: 50 Years (Solicitor is extending) | Council Tax: E | EPC: Rating D

Price Guide: Guide Price £750,000

## Ground Floor

Approx. 191.1 sq. metres (2056.6 sq. feet)



Total area: approx. 191.1 sq. metres (2056.6 sq. feet)

**2 Causey House, Elmfield Road, Gosforth, -**





# SANDERSON YOUNG

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