



42 Grove Park Crescent

Gosforth



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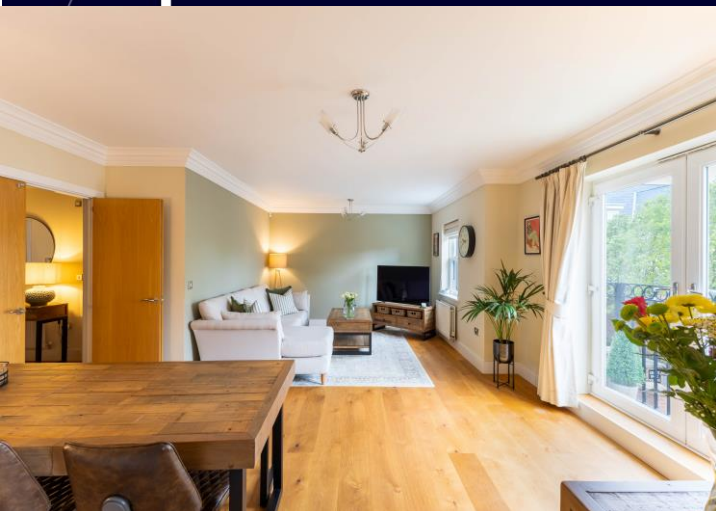
42 Grove Park Crescent, Gosforth, Newcastle Upon Tyne, NE3 1BP

42 Grove Park Crescent is a superbly positioned first-floor corner apartment, ideally situated within prime Gosforth. Benefiting from a secure, underground allocated parking space, the property is perfectly suited to a broad range of prospective buyers.

Grove Park itself, originally constructed in 2005 on the former Procter & Gamble site, forms part of Gosforth's attractive Conservation Area.

The development is widely regarded as one of the most desirable within central Gosforth. The location is exceptionally convenient, providing easy access to Gosforth High Street with its array of shops, cafés, restaurants, and everyday amenities. In addition, Ilford Road and South Gosforth Metro Stations are both within comfortable walking distance, offering excellent transport links into Newcastle City Centre and further afield.

Internally, the apartment offers a spacious and welcoming hallway leading to two well proportioned double bedrooms, both enjoying pleasant garden views. The principal bedroom further benefits from an ensuite, the second bedroom is complemented by the family bathroom. The property also features a well-equipped kitchen with integrated appliances including the microwave, fridge freezer, dishwasher and washing machine. The living and dining area offer corner plot views with ample space for dining and living furnishings.





Services: Mains gas, electricity, water & drainage | Tenure: Leasehold | Service Charge: £3376.60 p/a | Lease remaining: 176 Years |
Ground Rent: £250 p/a | EPC: B | Council Tax Band: C

Price Guide: Offers Over £250,000



*Floorplans
Coming soon...*



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