



 Jan Forster

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Low Gosforth Court | Melton Park | Newcastle Upon Tyne | NE3 5QU

Price £220,000



 Jan Forster



2



1



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- First Floor Apartment
- Modern Shower Room
- Undercover Parking
- Desirable Area
- Transport Links
- Two Bedrooms
- Shared Gardens
- Gosforth Racecourse Views
- Local Facilities
- Council Tax Band: C



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**** Video Tour on our YouTube Channel | <https://youtu.be/BGxTGSpxbyQ> ****

Jan Forster Estates present to the sale market this charming, first floor apartment, positioned in the exclusive development on Low Gosforth Court within the ever-desirable Melton Park.

The property enjoys a convenient position close to a wide range of local amenities, including well-regarded schools, shops, a post office, pharmacy, and leisure facilities. For those who appreciate the outdoors, Gosforth Park Racecourse and Nature Reserve are nearby, offering scenic walks and open green spaces. Further amenities can be found in Gosforth and Newcastle city centre, both easily accessible via regular public transport links, while the A1 motorway provides excellent connectivity to surrounding areas and beyond.

The spacious accommodation briefly comprises a secure entrance foyer with a generous utility room, complete with a sink, washing machine and tumble dryer, which leads to a private entrance. Inside, there is a bright and airy lounge-diner featuring floor-to-ceiling windows that flood the space with natural light, creating a welcoming and open atmosphere. The well-appointed kitchen offers some wall and base units, along with an integrated hob and oven. The property further benefits from two well-proportioned bedrooms and a contemporary shower room with WC.

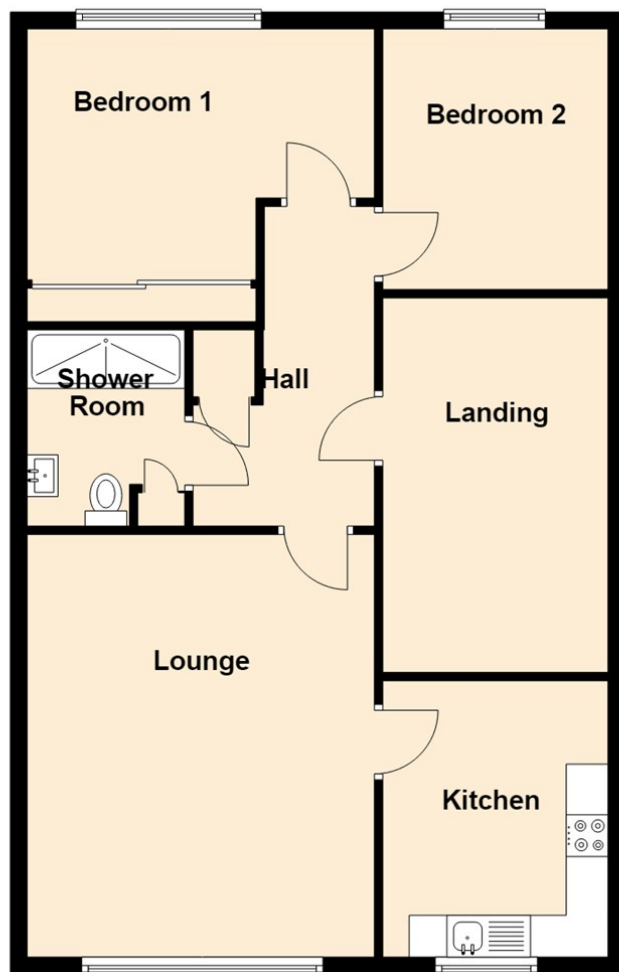
Externally to the front, you can find well-maintained communal gardens. To the rear, the apartment enjoys a beautiful private garden, landscaped with mature shrubs and trees. This space is shared with the apartment above and offers attractive open views across the racecourse and golf club.

For more information and to book a viewing, please call our team on 0191 236 2070.

Tenure: Leasehold. However, this should be confirmed by a licensed legal representative.

Council Tax Band: C

First Floor



Lounge 16'8" x 13'6" (5.09 x 4.14)

Kitchen 10'9" x 8'11" (3.30 x 2.72)

Bedroom One 13'8" x 11'3" (4.18 x 3.44)

Bedroom Two 8'11" x 7'7" (2.72 x 2.32)

The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Contact Us: 0191 236 2070



www.janforsterestates.com

