



54 Grove Park Oval

Gosforth

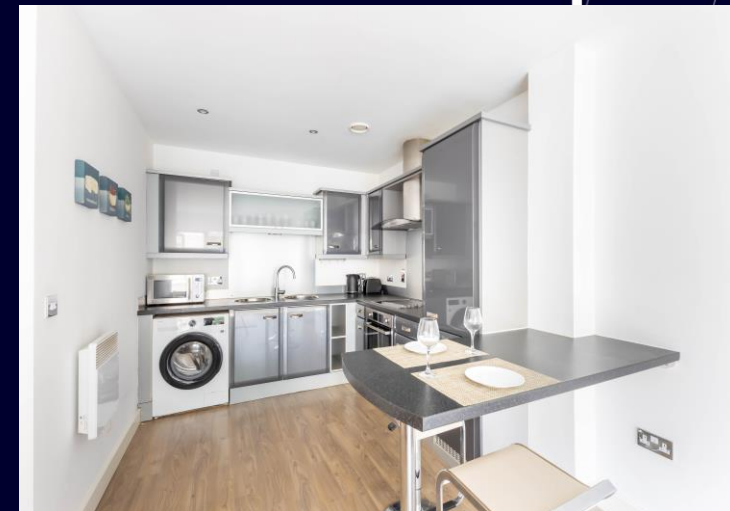


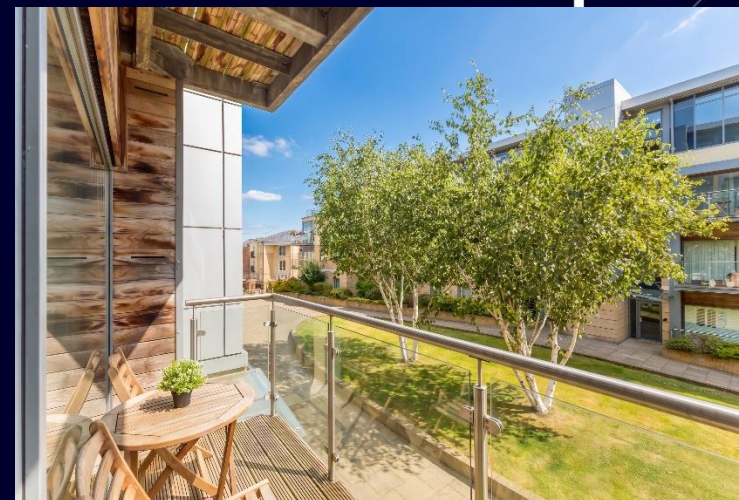
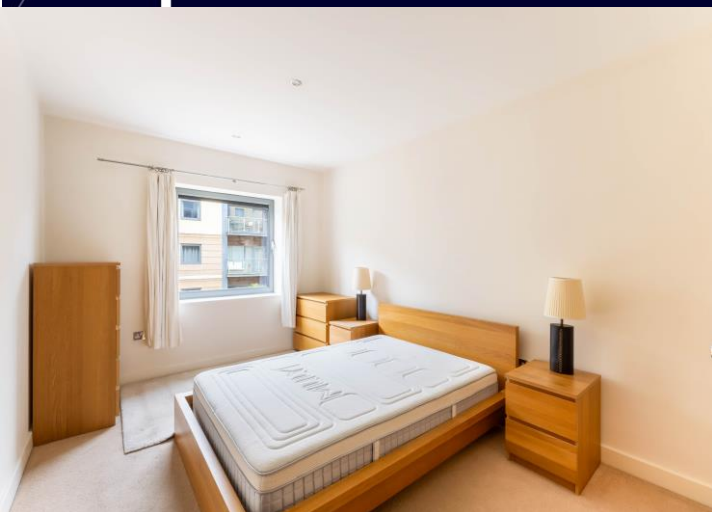
54 Grove Park Oval, Gosforth, Newcastle Upon Tyne, NE3 1EF

An attractive one bedroom purpose built apartment situated to the first floor of this contemporary residential development. Presented to an excellent standard, the apartment enjoys pleasant aspect from a balcony over the central courtyard and secure underground parking.

Grove Park Oval is ideally placed within central Gosforth, just a short distance from Gosforth High Street with its excellent range of cafés, restaurants, shops and local amenities. Ilford Road and South Gosforth Metro Stations are also within walking distance, providing convenient access into Newcastle City Centre and beyond.

The internal accommodation comprises: Secure communal entrance | Stair & lift access to all floors | Private entrance at first floor level | Entrance hallway with useful cloaks cupboard | Open plan kitchen/dining/living room with direct access onto the private balcony | The kitchen benefits from a breakfast bar and some integrated appliances | Double bedroom with fitted storage | Well appointed bathroom with contemporary three piece suite.





Externally, the property has the private usage of the balcony overlooking the central courtyard | Communal gardens | One allocated underground parking bay.

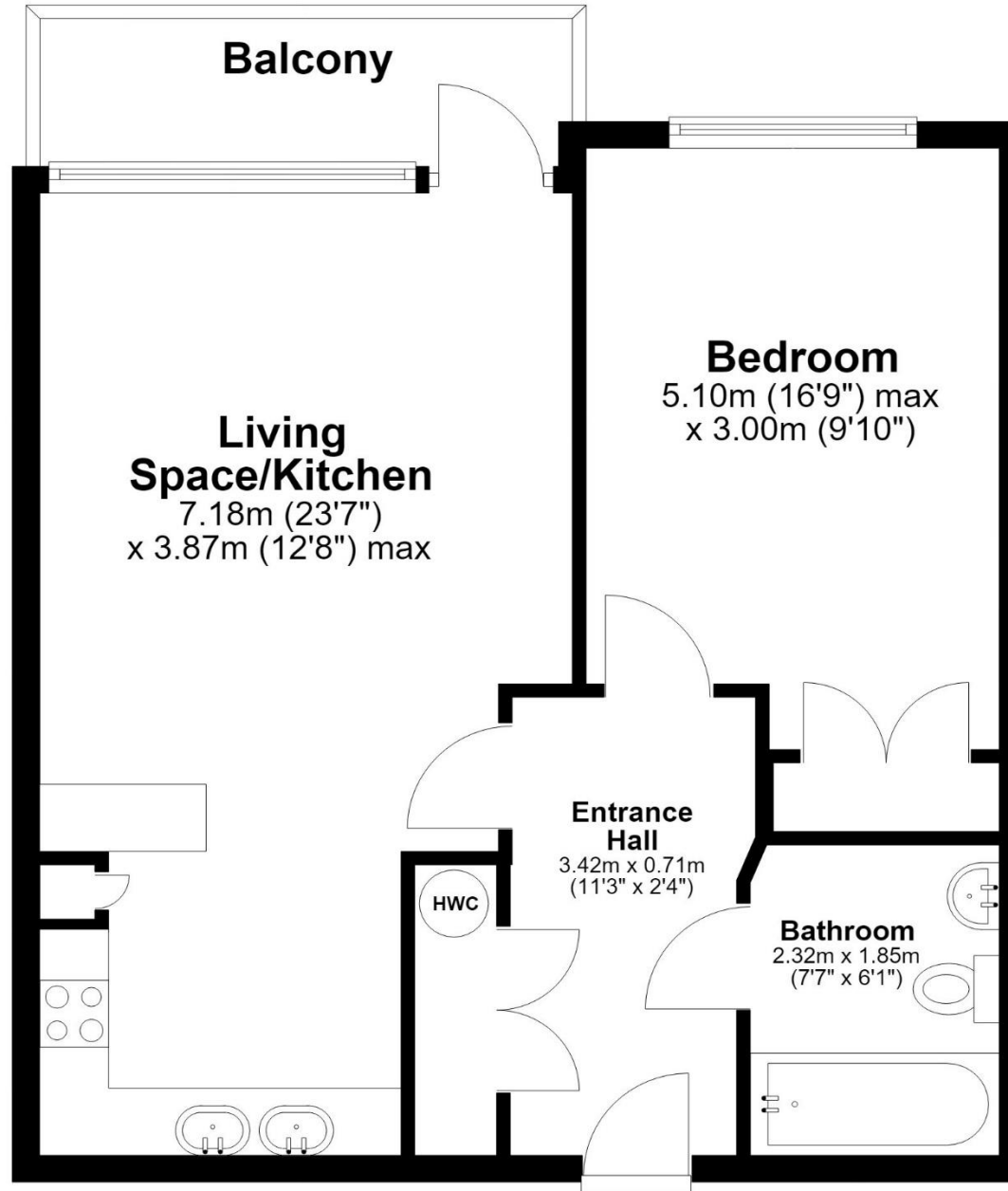
Offered to the market with No Onward Chain, early viewings are highly encouraged.

Services: Mains electric, water & drainage | Tenure: Leasehold | Lease Remaining: 176 Years | Service Charge: £2,254 p/a | Ground Rent: £250 p/a | Council Tax: Band C | EPC: Rating C

Price Guide: Guide Price £165,000

First Floor

Approx. 51.0 sq. metres (549.1 sq. feet)
(excluding Balcony)



Total area: approx. 51.0 sq. metres (549.1 sq. feet)

54 Grove Park Oval, Gosforth



SANDERSON YOUNG

Regional Gosforth Office
95 High Street | Gosforth
Newcastle upon Tyne | NE3 4AA
gosforth@sandersonyoung.co.uk
0191 213 0033