Jan Forster

Fencer Hill Square | Melton Park | Newcastle Upon Tyne | NE3 2AW

Offers Over £190,000

2 1 1

- Second Floor Apartment
- Two Bedrooms
- Secure Entrance & Gated Parking
- Desirable Area
- Transport Links
- Very well-Presented
- On-Site Sauna & Gym
- No Onward Chain
- Local Facilities
- Council Tax Band: C

ON-SITE SAUNA & GYM | ENSUITE | TWO DOUBLE BEDROOMS | SECOND FLOOR

Jan Forster Estates are delighted to welcome to the sale market this very well-presented second floor apartment, situated in the ever-popular Melton Park in Gosforth.

The building is set within the scenic grounds of McCracken Park, ideally located close to a range of convenient amenities in Brunton Park. It also offers easy access to the shops, cafés, and restaurants on Gosforth High Street, as well as Newcastle city centre. Nature lovers will appreciate the proximity to several beautiful green spaces, perfect for leisurely walks and outdoor activities. Excellent public transport links are available nearby, including regular bus services and the Metro, while the A1 motorway is just a short distance away- perfect for everyday commuters.

Offered with the benefit of no upper chain, the accommodation briefly comprises: secure communal entrance, private entrance hallway with convenient storage cupboards, bright and airy lounge-diner with a Juliet balcony, very well-appointed kitchen with built-in appliances, two bedrooms- the main one benefiting from an ensuite facility and a Juliet balcony, as well as a three-piece bathroom WC. Externally, there are communal gardens, on-site parking and a bike store. A standout feature of the development is the residents-only gym and sauna, available for use free of charge.

For more information and to book your viewing please call our Gosforth branch on 0191 236 2070.

Tenure: The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

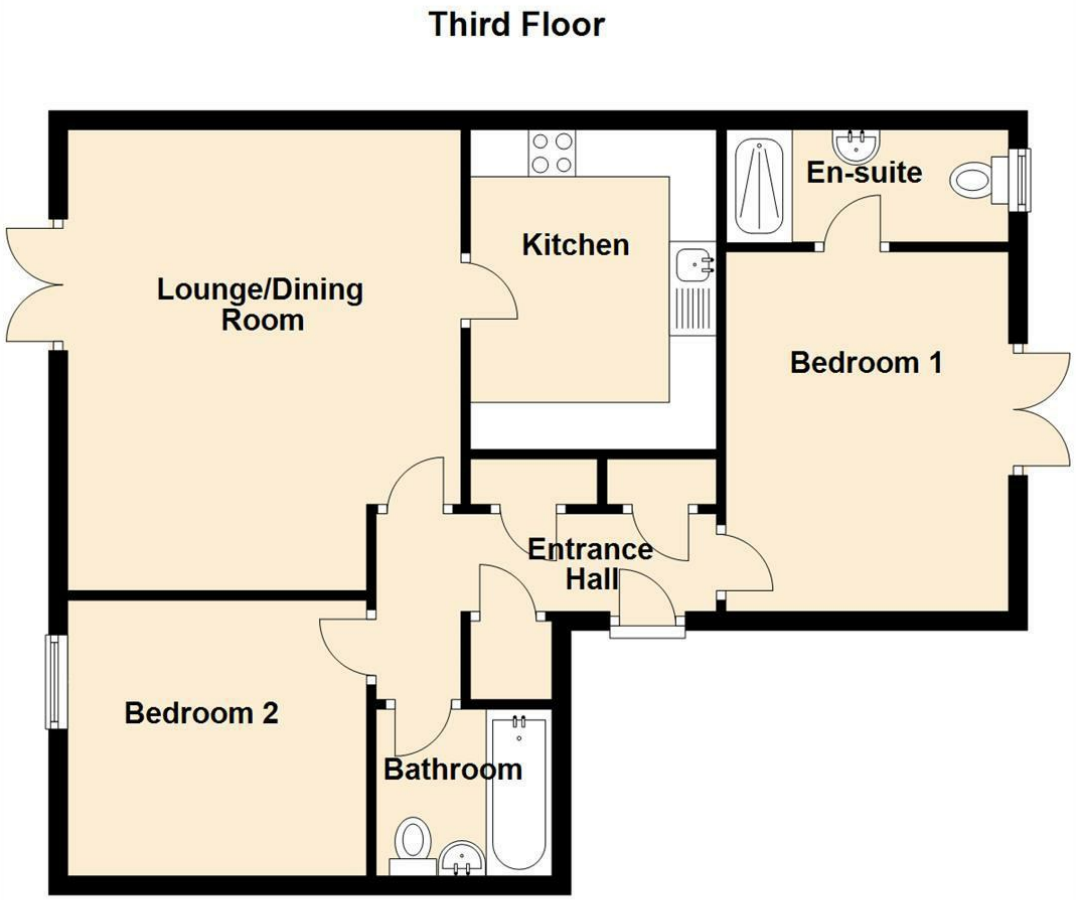
Council Tax Band: C

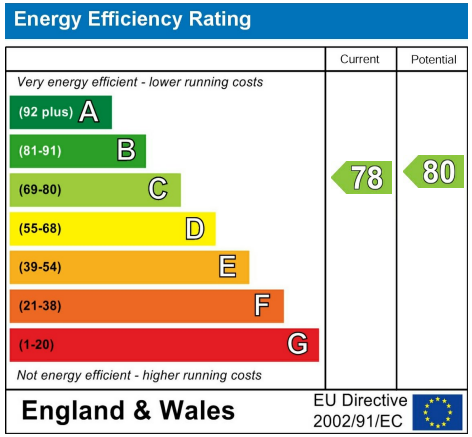
Lounge-Diner 17'1" x 14'11" (5.22 x 4.55)

Kitchen 11'1" x 7'6" (3.38 x 2.31)

Bedroom One 12'4" x 10'0" (3.77 x 3.05)

Bedroom Two 10'5" x 9'8" (3.19 x 2.95)





The difference between house and home

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Contact Us: 0191 236 2070