

BRUNTON

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LOW GOSFORTH COURT, GOSFORTH, NE3

Offers Over £200,000

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TWO DOUBLE BEDROOMS | NO FORWARD CHAIN | BALCONY

Brunton Residential are pleased to offer this charming two-bedroom apartment located in the desirable Low Gosforth Court area of Melton Park in Gosforth.

The property features two bedrooms, both with fitted wardrobes, a bright and spacious lounge area, a well-equipped adjoining kitchen, and a well-appointed shower room with modern fixtures.

Situated in a residential setting, the apartment is close to local shops, restaurants, and excellent transport links.

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Situated within the sought after Low Gosforth Court in Melton Park is this stunning first floor apartment with secure entry system and communal entrance lobby. Upon entering, you're welcomed into an entrance hall with wood-effect flooring and storage units on the right. From here, you have access to a modern shower room with a large shower cubicle, washbasin, WC, and part-tiled walls.

On the adjacent side of the hallway, there are two good-sized bedrooms, both featuring fitted wardrobes, bedroom one being larger than average, as well as a well-equipped modern kitchen with a range of wall and floor units, integrated appliances including oven, hob, and extractor fan, granite worktop surfaces, a sink, and wood-effect flooring.

At the end of the hallway, you enter a spacious lounge/diner spanning the depth of the property with dual-aspect windows and sliding doors opening out onto a private balcony.

Externally there are communal gardens and ample parking as well as a garage in a block for external storage.



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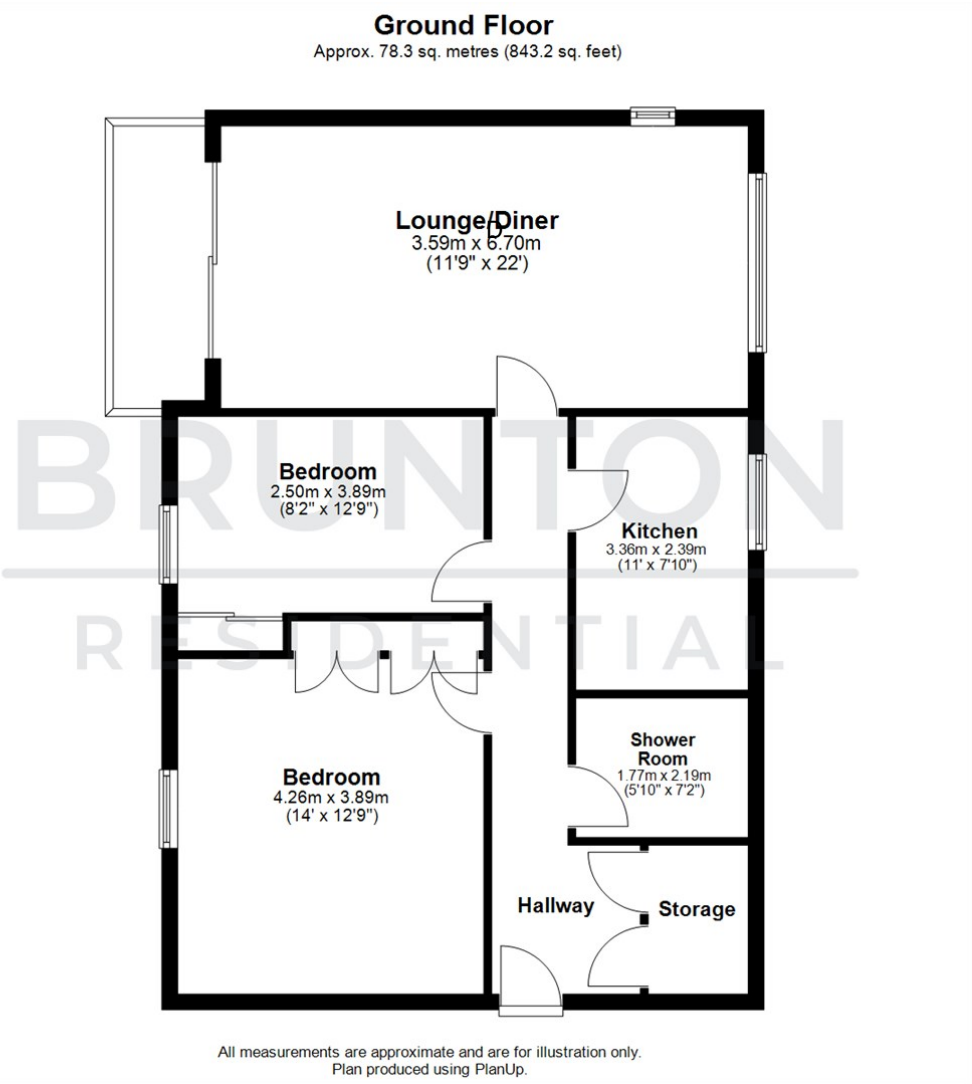
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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : C



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	