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25 Low Gosforth Court
Melton Park, Gosforth



SANDERSON YOUNG
estate agents &
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Offers Over: £165,000



25 Low Gosforth Court, Melton Park, Gosforth, Newcastle upon Tyne NE3 5QU

SITUATION AND DESCRIPTION

A beautifully presented, first floor apartment, featuring a fabulous living room with balcony which directly overlooks Newcastle Racecourse and the Northumberland Golf Club. This spacious apartment offers two double bedrooms, both with ample fitted storage, as well as a contemporary shower room/wc. Low Gosforth Court is a lovely, private cul de sac in the popular estate of Melton Park and offers a courtyard setting, lawned gardens, private parking and a garage in a block.

The accommodation briefly comprises: communal entrance with stairs to the first floor, private hallway, spacious living and dining room, balcony overlooking Newcastle Racecourse, kitchen, two double bedrooms, shower room/wc, communal gardens, single garage, resident and visitor parking

Low Gosforth Court, a quiet modern cul de sac development of townhouses and apartments, is located to the northern edge of Melton Park, and is well positioned for easy access to Gosforth High Street with its wide variety of shops, cafes and restaurants and excellent transport links to the city centre.

COMMUNAL ENTRANCE

With stairs leading to the first floor and the private entrance to the apartment.

ENTRANCE HALLWAY

With radiator, double storage cupboard and doors leading to the principal accommodation.

LIVING/DINING ROOM

23'1 x 13'6 (7.04m x 4.11m) maximum

A fantastic sized principal reception space with uPVC window and double sliding aluminium doors to the rear elevation, with fabulous views over Newcastle Racecourse and the Northumberland Golf Club. There are two radiators, ceiling coving and a stone fire surround with space for an electric fire. There is a TV corner unit with TV and telephone point.



KITCHEN

10'2 x 8'10 (3.10m x 2.69m)

The kitchen is fitted with wood wall and base units with roll top work surfaces incorporating a sink and drainer. There is space for a cooker with extractor hood, space for washing machine and fridge/freezer. The kitchen has splash back tiling, uPVC window to the front elevation, gas central heating boiler fitted to the wall and tiled flooring.



BEDROOM ONE

12'2 x 9'9 (3.71m x 2.97m) minimum excluding wardrobes

With uPVC window to the side elevation, radiator and a full wall of sliding wardrobes providing hanging and shelving.

BEDROOM TWO

13'6 x 9'9 (4.11m x 2.97m)

A second double bedroom with a range of storage solutions including corner wardrobes, bedside tables and overhead storage. There is a radiator and uPVC window overlooking Newcastle Racecourse.



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SHOWER ROOM/WC

8'10 x 6'11 (2.69m x 2.11m)

A contemporary shower room with double shower cubicle with laminate panelling to walls, close coupled wc and wash basin housed in a vanity unit. There is full tiling to the walls and floor, radiator, shaver point and extractor fan.

EXTERNALLY

Low Gosforth Court is situated in a quiet cul de sac of Melton Park and has ample resident and visitor parking. There is an archway through leading to a detached garage block, where the property has an allocated single garage with up and over door.

There is a secure gate leading to a communal lawned garden, which overlooks Newcastle Racecourse, in addition to a balcony with open views accessed from the living/dining room.

SERVICES

The property has mains electricity, gas, water and drainage.

TENURE

Leasehold

FLOOD RISK

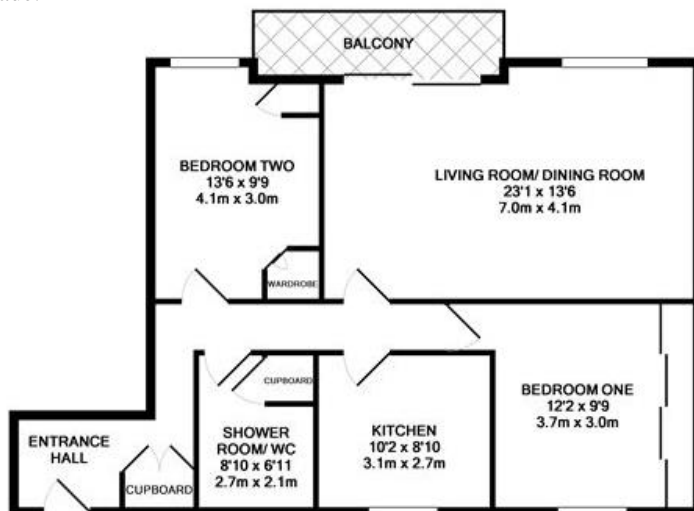
Please see website www.environment-agency.uk

COUNCIL TAX

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING

Grade: D



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