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22 Knightsbridge Court
Gosforth



SANDERSON YOUNG
estate agents &
property consultants

Price Guide: £165,000



22 Knightsbridge Court, Gosforth, Newcastle upon Tyne NE3 2JW

SITUATION AND DESCRIPTION

A well-presented large style two double bedroom apartment, located on the first floor of this modern development with a private balcony overlooking the Gosforth High School and sport fields. The apartment, with lift and stair access, benefits from electric heating, double glazing and two residents' parking permits.

The accommodation briefly comprises: vestibule, hallway, impressive 21ft open plan living/dining room and kitchen, kitchen with integrated appliances, master bedroom, en-suite shower room/wc, second bathroom/wc, two residents parking permits, no upward chain.

Knightsbridge Court is ideally placed for access to Regent Centre Metro station, nearby Marks and Spencer and Asda supermarkets, Gosforth High Street, with its wide variety of shops, cafes and restaurants, and excellent public transport links to Newcastle City centre.

The property comprises:

ENTRANCE VESTIBULE

3'5 x 3'6 (1.04m x 1.07m)

With a built-in cloaks storage cupboard and door to the hallway.

HALLWAY

A long 20ft hallway with built-in cupboard housing the water tank, laminate flooring, electric wall heater and secure entry phone.

OPEN PLAN LIVING/DINING ROOM

21'10 x 20'1 (6.65m x 6.12m) maximum inclusive of balcony

A superb open plan living space incorporating a dining area and fitted kitchen. French doors open from the living area to a private balcony overlooking Gosforth Academy, with a double glazed window within the kitchen also having an open aspect.

The kitchen is fitted with an extensive range of wall and base cabinets with a stainless steel sink and drainer, ceramic hob with extractor hood over, integrated oven, space for fridge/freezer, plumbing for washing machine and integrated dishwasher. Within the living room there are three electric heaters and laminate flooring.

MASTER BEDROOM

10'5 x 13' (3.18m x 3.96m)

A generous double bedroom with a double glazed window to the front elevation overlooking the school, electric wall heater, double door built-in wardrobe and a door to the en-suite shower room.

EN-SUITE SHOWER ROOM

5'8 x 6'9 (1.73m x 2.06m)

With a mains shower, close coupled wc, wash hand pedestal basin, double glazed window, tiled floor and a chrome ladder radiator.

BEDROOM TWO

10'8 x 8'7 (3.25m x 2.62m)

A double bedroom with a double glazed window to the front elevation overlooking the school and playing field, electric wall heater and two built-in wardrobes.



BATHROOM

6'9 x 6' (2.06m x 1.83m)

An internal bathroom with a white suite comprising; bath, close coupled wc, wash hand pedestal basin, part tiled walls and a heated towel rail.

EXTERNALLY

The apartment benefits from an excellent private balcony and two residents parking permits within the courtyard of Knightsbridge Court.

SERVICES

The property has mains electricity, water and drainage.

TENURE

Leasehold

COUNCIL TAX

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING

Grade: D



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All enquiries please contact:

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