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GROVE PARK OVAL, GOSFORTH, NEWCASTLE UPON TYNE, NE3

Offers Over £375,000

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Modern & Well Presented Ground Floor Apartment Boasting Close to 1,500 Sq ft of Internal Living Space, with a Superb Open Plan Living & Dining Space & Wonderful Private South Facing Sun Terrace/Balcony, Separate Kitchen/Diner, Two Excellent Double Bedroom Suites Including Two En-Suites plus Guest WC, Private Allocated Secure Parking Space & No Onward Chain.

Available with immediate possession, this larger style, purpose-built apartment is ideally located to the ground floor of the popular Grove Park Oval development, Gosforth. Grove Park Oval, which was originally constructed back in 2005, and on the former Proctor & Gamble site, is well placed within Gosforth's Conservation Area and offers some of the finest modern apartments within central Gosforth.

The development is perfectly positioned to provide easy access into Gosforth High Street, with its excellent array of shops, cafes and amenities whilst also being only a short walk to Ilford Road and South Gosforth Metro Stations, providing excellent rail links into Newcastle City Centre and throughout the region.

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The internal accommodation comprises: Communal entrance with secure entry phone system and stair and lift access to all floors. Private entrance at the ground floor level which leads into a generous central entrance hall with store/cloaks cupboard. Double doors then open into the beautiful open plan kitchen/dining space with two sets of sliding doors which open to a superb, private south facing sun terrace with glass balustrades and open aspect views over the communal gardens.

Double doors from the lounge/diner open to a great kitchen/dining space, with integrated appliances and granite work-surfaces with range cooker and a variety of fitted cabinetry.

The hallway then leads through and into two great double bedroom suites, both with bespoke storage and access to private en-suite shower rooms and WCs. There is also a separate guest WC which is accessed from the entrance hall.

Externally, the property benefits from secure allocated parking which is located to the lower ground floor of the development. The communal grounds and gardens of Grove Park are very well maintained and are an excellent addition to the scheme.

Well presented throughout, this excellent modern apartment is offered to the market with no onward chain and early viewings are deemed essential.



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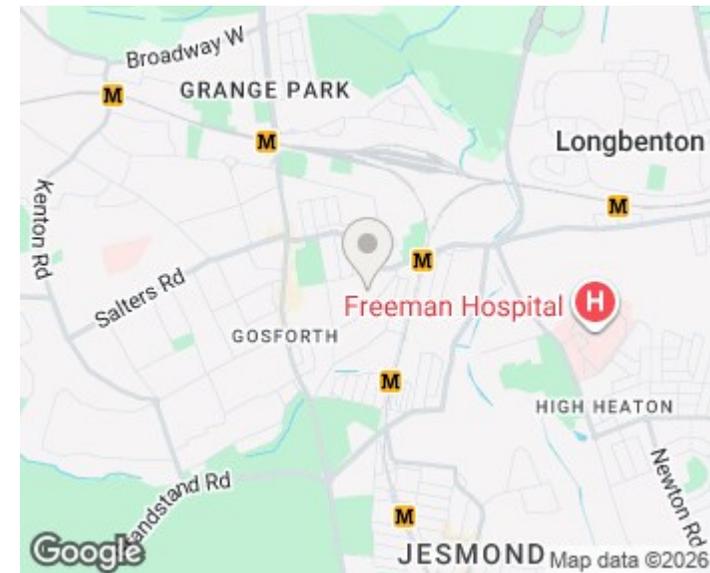
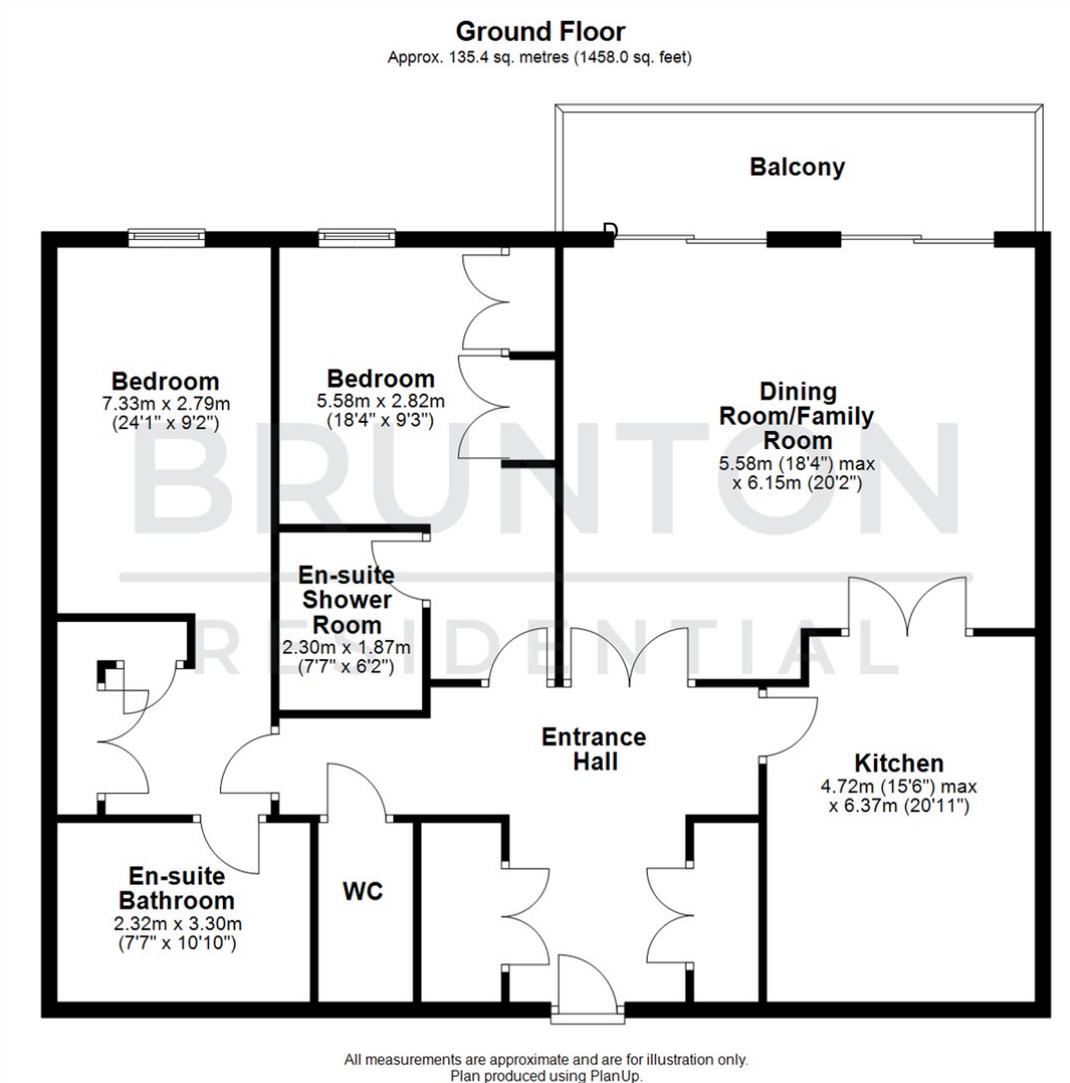
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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : D

EPC RATING :



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

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