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LOW GOSFORTH COURT, MELTON PARK, NE3

Offers Over £185,000

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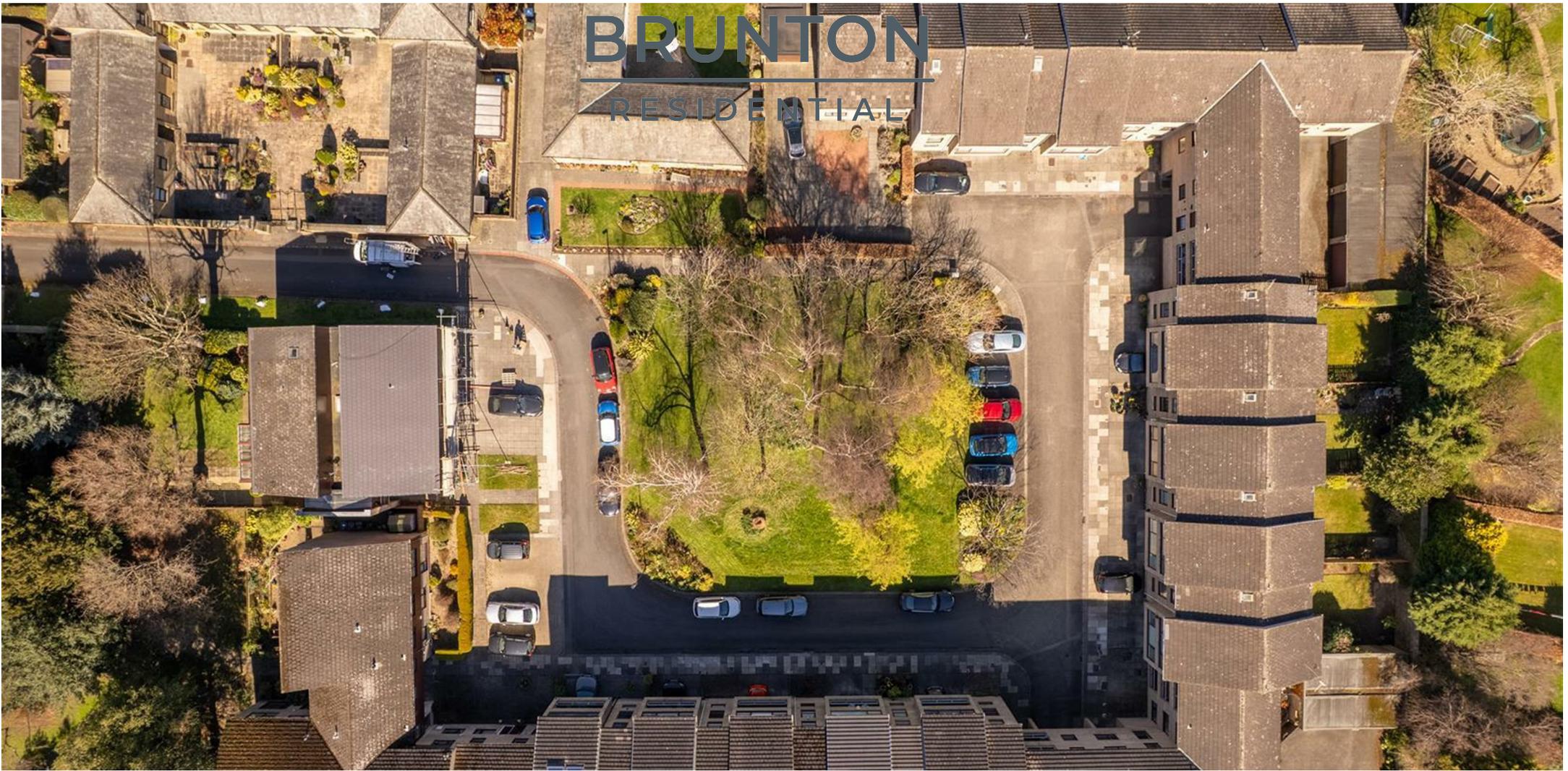
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Modern two-bedroom, second-floor apartment located in the sought-after Low Gosforth Court development, enjoying a pleasant open outlook. The well-presented accommodation includes a spacious lounge, breakfasting kitchen, and two generously sized bedrooms, with the principal bedroom featuring built-in storage and full-height windows overlooking the green. A well-appointed family bathroom completes the internal layout as well as a handy utility rooms on the ground floor for external storage.. The property also benefits from communal gardens, allocated parking, and an elevated position offering seasonal views towards the golf course and Newcastle Racecourse.

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The internal accommodation comprises: a welcoming entrance hallway with a convenient storage cupboard. To the left, the hallway leads to a spacious lounge with an incredible floor-to-ceiling rear-aspect window, allowing plenty of natural light into the room. A sliding door provides access from the lounge into the breakfasting kitchen, which is fitted with a range of wall and base units and space for integrated appliances, along with another front-aspect window. Back into the hallway, a modern and reconfigured family bathroom can be accessed - featuring a three-piece suite and a shower over the bath. Just off the bathroom, the hallway gives further access to two good-sized bedrooms. The principal bedroom to the right enjoys built-in storage as well as full-height windows overlooking the green to the front. The second bedroom, also front-facing, provides further generous accommodation.

Externally, the development benefits from communal gardens which are shared with the flat below, and allocated parking. The elevated position of the flat allows for seasonal views towards both the golf course and Newcastle Racecourse during the winter months.



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TENURE : Leasehold

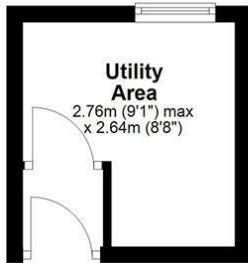
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : C

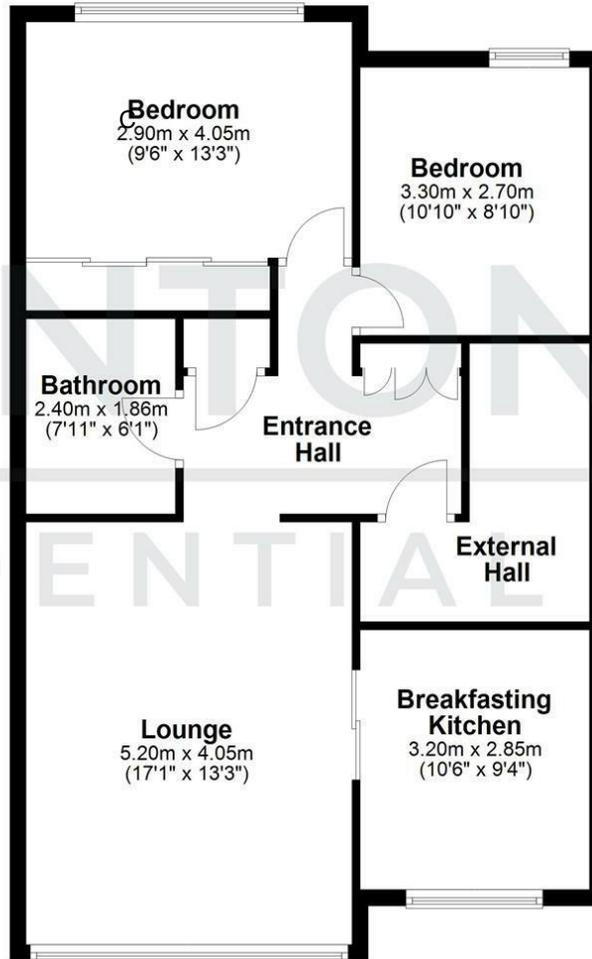
Ground Floor

Approx. 7.3 sq. metres (78.4 sq. feet)



Second Floor

Approx. 75.3 sq. metres (810.7 sq. feet)



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			
		73	79
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	