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BEECHCROFT, GOSFORTH, NEWCASTLE UPON TYNE, NE3

Offers Over £320,000

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Generous & Well Presented, Purpose Built Apartment Offering in Excess of 1200Sq ft of Internal Living Accommodation, with an Impressive 18ft Lounge plus Separate Diner, both with Wonderful Southerly Aspects, Great Fitted Kitchen, Two Double Bedrooms, Large Bathroom with Four-Piece Suite plus Separate W.C., Enclosed Sun Terrace, Garage with Additional Parking Space plus Lift Access & Available with No Onward Chain!

This great and well-presented apartment is ideally located on the second floor of the desirable Beechcroft, Gosforth. The apartment itself is ideally accessed from the main Kenton Road entrance and is perfectly placed to the popular south facing block and away from Kenton Road, within Gosforth's Conservation Area.

Beechcroft is ideally placed to provide direct access to everything central Gosforth has to offer including the countless shops, cafes, restaurants and amenities of Gosforth High Street.

Also located just a short walk away are the shops and amenities of Ashburton Village, as well as Newcastle's Town Moor providing easy access to wonderful, open green space and indeed Newcastle City Centre with its cultural and shopping activities. Excellent road transport links are available on Kenton Road providing direct links into Newcastle City Centre, both The RVI and Freeman Hospitals and both of the city's universities.

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The internal accommodation comprises: a welcoming entrance hallway providing access to all principal rooms, along with useful built-in storage. To the right-hand side is a generous 19-foot lounge, benefiting from large windows to a southerly aspect, allowing for excellent natural light. The lounge leads through to a pleasant sunroom and also adjoins the dining room via double doors, creating a flexible and well-connected living space.

To the left-hand side of the hallway is a well-equipped kitchen, fitted with a range of wall and base units, tiled splashbacks and tiled flooring. The kitchen also houses the newly installed boiler and provides access to the fire escape. Adjacent to the kitchen is the family bathroom, fitted with a modern suite including a bath and separate shower, along with tiled walls and flooring. There is also a separate WC.

The apartment offers two well-proportioned double bedrooms. The main bedroom enjoys a southerly aspect and benefits from fitted wardrobes, while the second bedroom is also a good-sized double, positioned to the rear. The property has undergone a number of significant improvements, including a full electrical rewire, a new heating system, replacement double-glazed windows and partial redecoration.

Externally, the apartment enjoys the use of the well-presented communal gardens and residents and visitors parking. The apartment also benefits from a private garage with roller door. Well-presented throughout, with double glazed windows and a recently installed gas 'Combi' boiler, this great, purpose-built apartment simply demands an early inspection.



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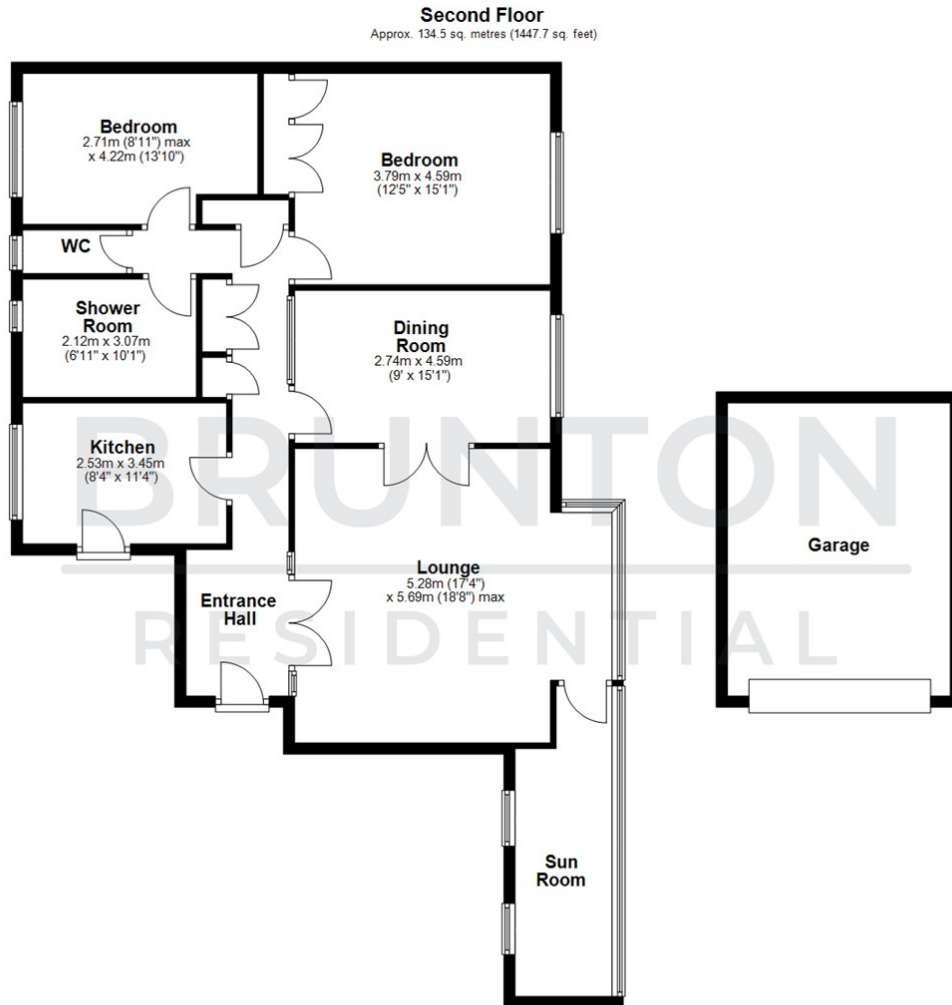
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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING :



Total area: approx. 134.5 sq. metres (1447.7 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



| 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 | |