

# BRUNTON

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## RESIDENTIAL



**PARK AVENUE, GOSFORTH, NEWCASTLE UPON TYNE, NE3**

**£70,000**

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Well-presented three-bedroom ground floor flat situated within a secure, purpose-built development in the popular residential area of Gosforth, offering convenient access to a range of local amenities.

The property provides practical and well-balanced accommodation, featuring a fitted kitchen, a comfortable lounge overlooking the courtyard, and three bedrooms with fitted furniture. Dual access to the property, both privately and via a communal entrance, adds to the overall flexibility and appeal, while the modern shower room completes the internal layout. Externally, the development is arranged around a central courtyard with resident parking and secure gated access.

Gosforth is a highly sought-after area, offering a wide selection of shops, cafés and restaurants, along with excellent transport links including nearby Metro stations and easy access to Newcastle city centre and the A1. The area is also well regarded for its green spaces and local amenities, making it a popular choice for a variety of buyers.

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The internal accommodation comprises: a private external entrance door leading directly into the kitchen, which is fitted with a range of wall and base units and offers space for a freestanding cooker and fridge-freezer. From the kitchen, there is access into a central hallway which runs through the property and provides access to all principal rooms. In addition, the property benefits from a second secure access point via a communal entrance and staircase, offering flexibility and convenience.

The lounge is positioned at the end of the hallway and enjoys views over the central courtyard, providing a comfortable main living space. There are three bedrooms in total, with two well-proportioned double rooms and a third single bedroom, all of which benefit from fitted furniture including wardrobes and desk space, making them ideal for a variety of uses.

The accommodation is completed by a family shower room, fitted with a walk-in shower, WC and wash hand basin. The property is well presented throughout and has recently been tenanted, now offered with vacant possession, making it ready for immediate occupation.

Externally, the property forms part of a purpose-built development arranged around a central courtyard, which provides resident parking. The development benefits from a secure gated entrance with keypad access for both vehicles and pedestrians, enhancing both privacy and security.



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TENURE : Leasehold

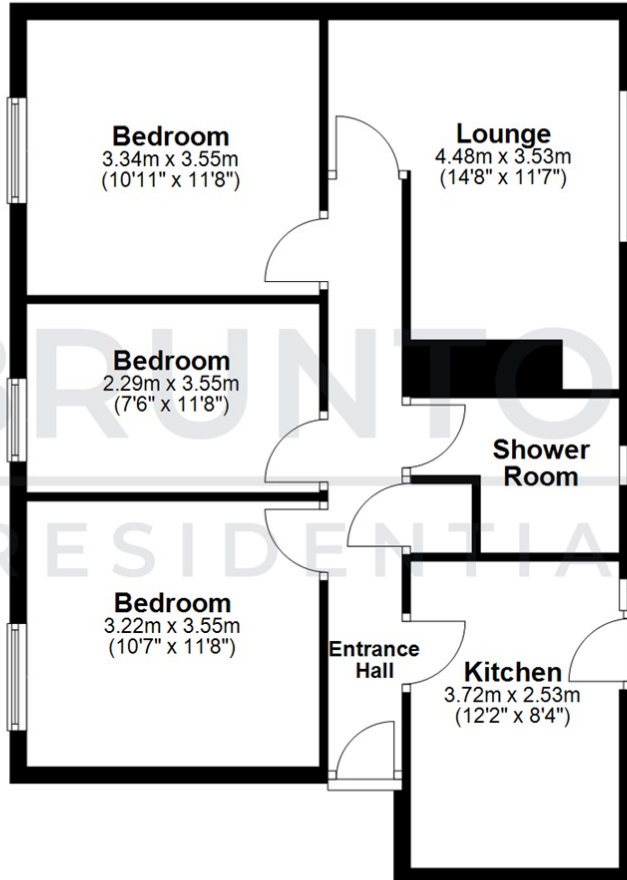
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : A

EPC RATING : E

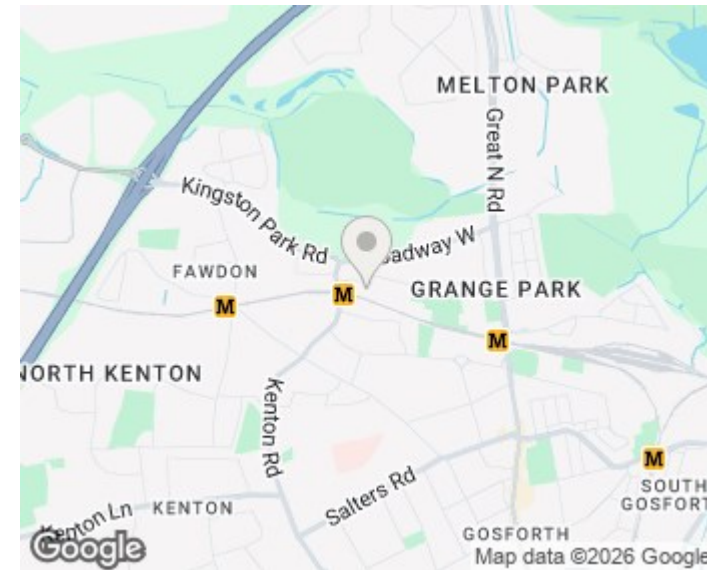
### Ground Floor

Approx. 67.9 sq. metres (730.4 sq. feet)



Total area: approx. 67.9 sq. metres (730.4 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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>76</b>
	<b>44</b>
EU Directive 2002/91/EC	

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

England & Wales

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