

# BRUNTON

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## RESIDENTIAL



**BEEHCROFT, GOSFORTH, NE3**

Offers Over £295,000

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KEEP CLEAR

KEEP CLEAR

NO PARKING

KEEP CLEAR

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Situated within the heart of Gosforth Conservation Area, this impressive top-floor purpose built apartment forms part of this highly regarded development, offering spacious accommodation, excellent natural light and a wonderful sense of privacy. Beautifully positioned close to Exhibition Park and within walking distance of Gosforth High Street, the property combines elegant apartment living with exceptional convenience and lifestyle appeal.

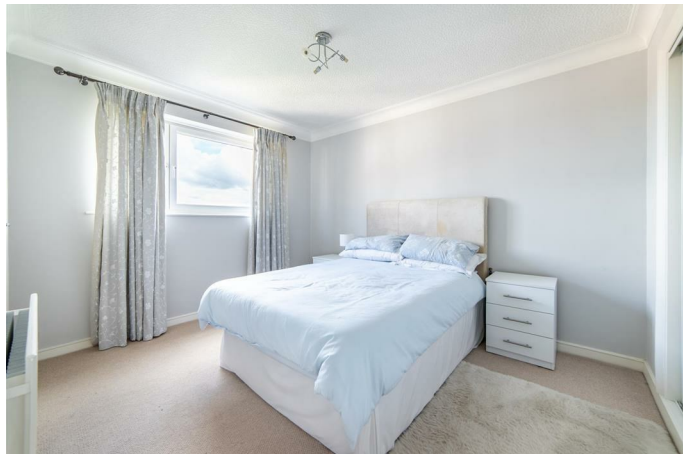
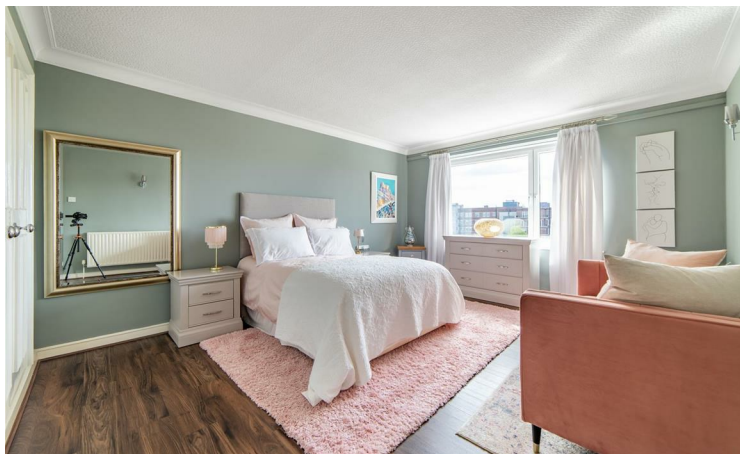
The apartment has been thoughtfully arranged to create a bright and sociable layout, centred around a generous open-plan lounge and dining space with large southerly-facing windows and access into a delightful enclosed sunroom. Well-proportioned bedrooms, plentiful storage and a private garage further enhance the practicality of the accommodation, making it well suited to a range of buyers seeking both comfort and low-maintenance living.

Beechcroft enjoys a prime Gosforth location, and offers easy access by foot to Gosforth High Street, with its excellent array of local cafés, restaurants, shops and leisure amenities, alongside superb transport connections into Newcastle City Centre and throughout the wider region. The nearby green spaces of Exhibition Park and Newcastle's Town Moor further contribute to this highly desirable residential apartment block.

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The internal accommodation comprises: Communal entrance with secure entry phone system, both lift and stair access to the top (5th) floor, where the apartment itself is positioned.

The property is then accessed via a welcoming entrance hall which provides access throughout the accommodation and benefits from a number of useful storage cupboards, a particularly valuable feature within apartment living.

Positioned to the right-hand side of the hallway is the impressive open-plan lounge and dining area, enjoying an abundance of natural light through large southerly-facing windows. The lounge features an attractive fireplace creating a natural focal point, while remaining open to the dining space, allowing for a sociable and free-flowing layout ideal for both entertaining and everyday living. From the lounge, access leads into an enclosed sunroom, offering a peaceful additional seating area with elevated views and excellent natural light. The kitchen has been re-fitted with a range of wall and base units alongside integrated appliances and enjoys a pleasant northerly aspect. The kitchen space also provides direct access to the fire escape.

The principal bedroom is a generously proportioned double positioned to the southerly elevation and benefits from fitted wardrobes. Bedroom two is also a spacious double overlooking the northerly aspect, complete with fitted wardrobes and its own en-suite shower room. The main bathroom is fitted with a three-piece suite alongside tiled flooring, tiled walls and a heated towel rail.

Externally, the property benefits from a private garage, residents off-street parking and access to beautifully maintained communal gardens, further enhancing the appeal of this highly desirable Gosforth apartment.

Well presented throughout, early viewings are deemed essential.



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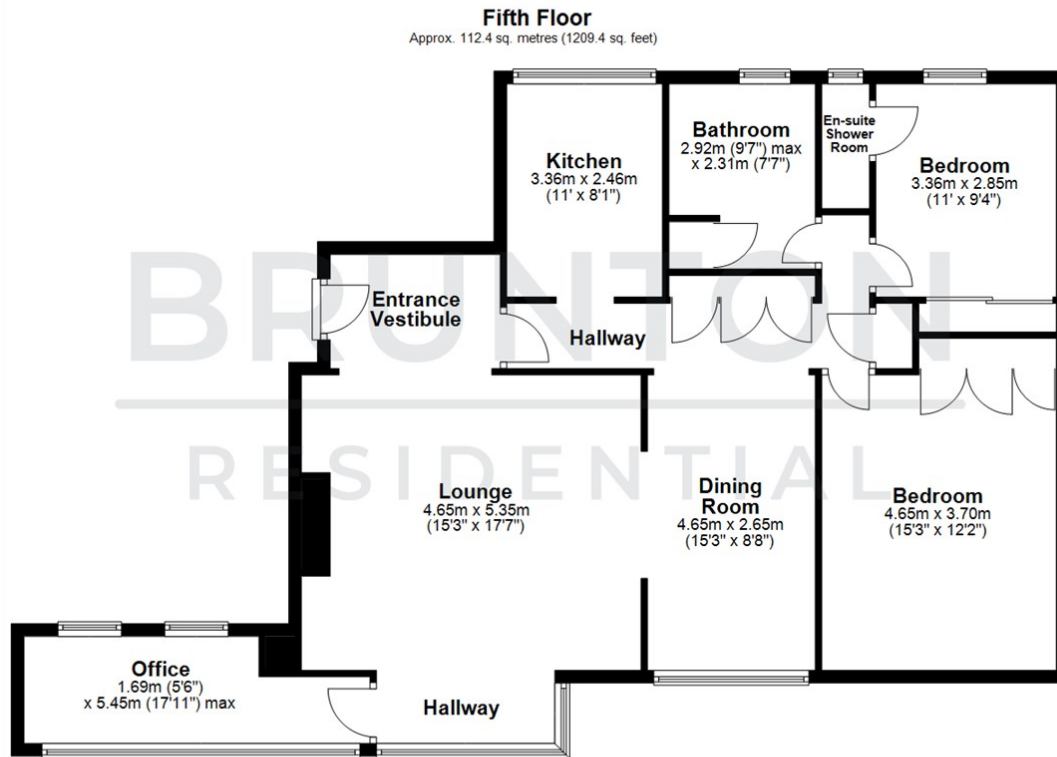
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TENURE : Leasehold - Share of Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : D



Total area: approx. 112.4 sq. metres (1209.4 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 |  |                         |           |
|   |  | 60                      | 76        |
| England & Wales                             |  | 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 |  |                         |           |
|   |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |