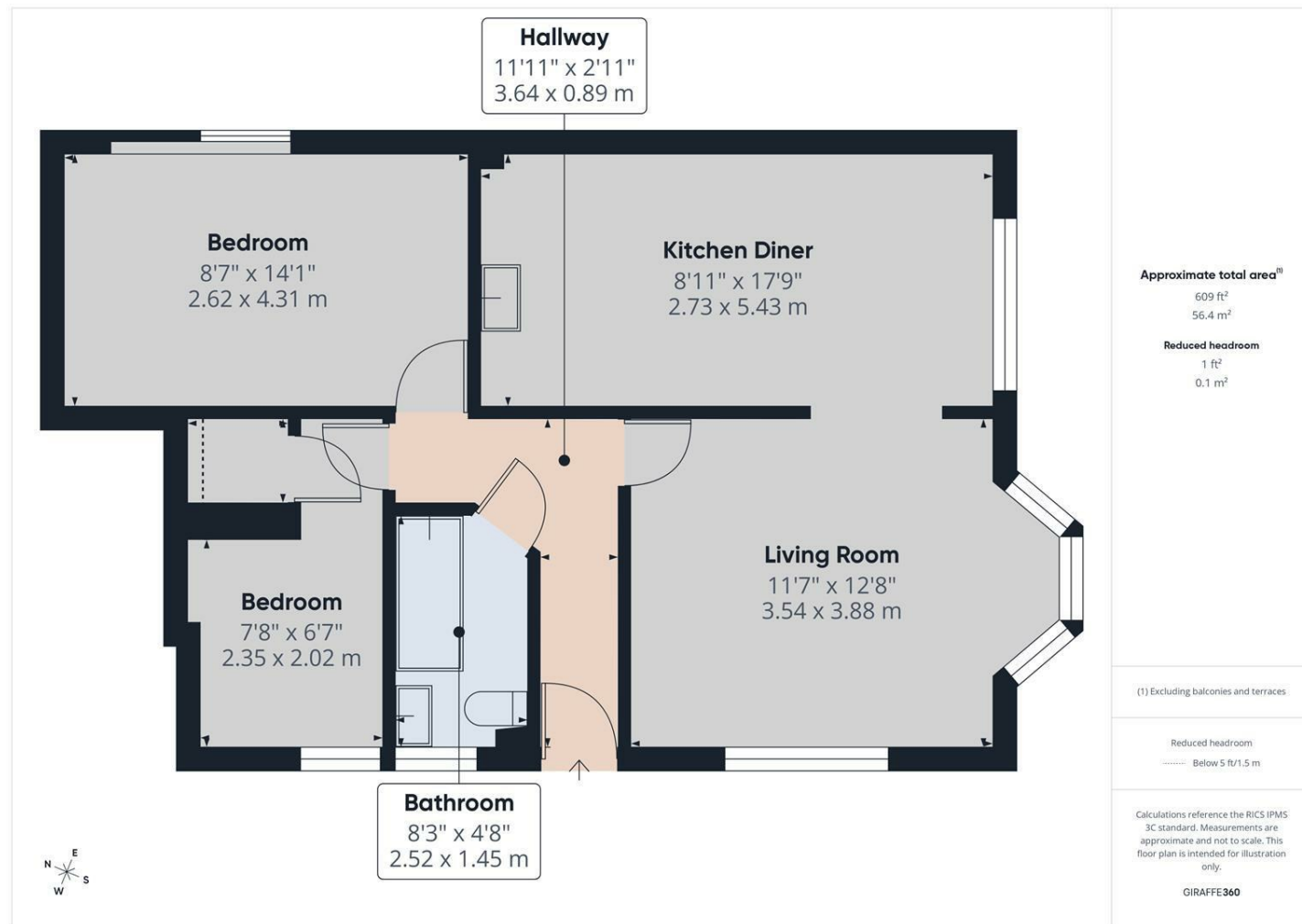




# Castledene Court, Gosforth



| 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                             |   | 73      | 76        |
| EU Directive 2002/91/EC                     |   |         |           |



**Important Information**

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Offers Over £160,000

## Description

SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT IDEALLY SITUATED IN SOUTH GOSFORTH - IN NEED OF MODERNISATION AND AVAILABLE WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this spacious two bedroom ground floor apartment, ideally located in Castledene Court, South Gosforth. Boasting spacious accommodation, the property benefits from two good sized bedrooms, ample living space, open plan kitchen diner and modern bathroom, complete with private allocated resident parking tucked to the rear and mature front garden exclusive to the property.

Briefly comprising: Private entrance hallway provides access to the principal rooms of the home.

The ample living space offers a dual aspect inviting natural light in. Connected by an archway, the open plan layout leads into a spacious kitchen diner. Equipped with various wall, base and drawer units, integral appliances include an oven, hob and extractor, as well as designated space for further appliances.

Progressing back to the hallway, both bedrooms are well sized and sit either side of the hallway, with the second offering integral storage. Finalising the home, the thoughtfully designed bathroom incorporates a bath with shower overhead, WC and pedestal wash basin.

Externally, the property sits within a residential development surrounded by communal gardens, with private allocated residents parking positioned to the rear. An additional benefit of this particular property is the garden sitting directly opposite, complete with mature shrubs.

In terms of location, Gosforth high street is within easy access with its wide variety of shops, cafes and restaurants. There are good bus routes and the metro station is within walking distance providing excellent transport links in to the City Centre.

### Entrance Hallway

11'11" x 2'11"

### Living Room

11'7" x 12'8"

### Kitchen Diner

8'11" x 17'9"

### Bedroom One

8'7" x 14'1"

### Bedroom Two

7'8" x 6'7"

### Bathroom

8'3" x 4'9"

### Communal Gardens & Car Park

### Tenure

Leasehold - 962 years remaining

