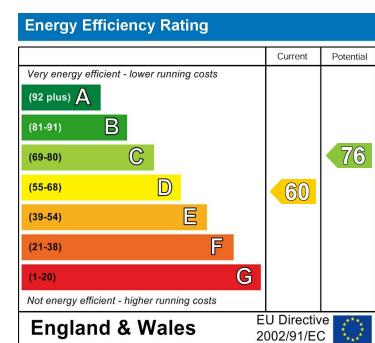


## Albany Mews, Gosforth



### 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 £150,000**

## Description

SPACIOUS FIRST FLOOR APARTMENT SITUATED WITHIN A QUIET RESIDENTIAL DEVELOPMENT IN THE SOUGHT AFTER AREA OF GOSFORTH - AVAILABLE WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this spacious first floor apartment, tucked within a residential development in the heart of Gosforth. Benefiting from two double bedrooms, open plan living/dining area with enclosed balcony, amply sized kitchen and bathroom with separate WC, the property is complete with a detached garage and private parking.

Briefly comprising: Secure communal entrance with stairs providing access to all floors and apartments. Once inside, the private hallway is fitted with two integral storage cupboards, and connects to all rooms.

To the end of the hallway, the open plan living/dining area is generous in size and flooded with natural light due to the dual aspect. Fitted with an intercom phone system, an enclosed balcony can be accessed from here via a sliding door. Overlooking the communal grounds, the enclosed balcony houses a further sliding door to allow fresh air into the space.

To the rear of the home, the amply sized fitted kitchen presents wood effect cabinetry, alongside designated space for under counter appliances. The kitchen is also fitted with an extractor, hob and sink. Both bedrooms are positioned to the front of the property, are double in size and benefit from large windows to create light and airy spaces. Whilst the bathroom sits to the rear of the home, furnished with a bath with shower overhead and pedestal wash basin. A separate WC sits adjacent.

Externally, this property has the additional benefit of a detached garage for storage, as well as private parking for all residents.

The property's location is ideal, tucked within a quiet residential development in the heart of Gosforth. Positioned a stone's throw from various excellent local transport links such as A167, the apartment is also within close proximity of local amenities and pleasant walks.

### Communal Entrance

**Private Hallway**  
3'1" x 20'6"

**Open Plan Living/Dining Room**  
20'3" x 13'7"

**Enclosed Balcony**  
3'10" x 13'8"

**Kitchen**  
8'10" x 10'7"

**Bedroom One**  
11'7" x 11'8"

**Bedroom Two**  
11'6" x 8'5"

**Bathroom**  
6'0" x 6'3"

**Separate WC**  
6'1" x 2'9"

**Garage**  
17'9" x 8'5"

**Communal Gardens**

