



With lift access, a garage and no onward chain! This three bedroom second floor apartment is ideally located in Brookfield, off Westfield, Gosforth. Within Gosforth Conservation Area, Westfield is well located close to the shopping and amenities of Gosforth High Street.

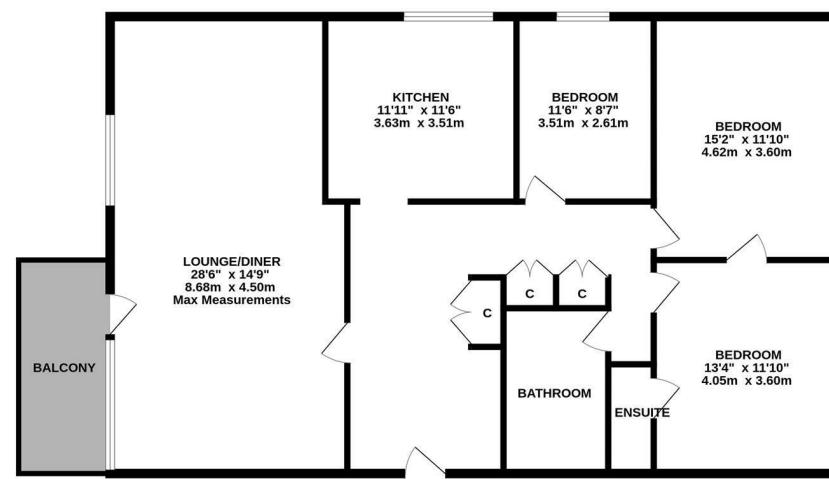
Boasting over 1,300 Sq ft, the accommodation briefly comprises: communal entrance hall with stairs and lift access to second floor; private entrance hallway with storage cupboard; 28ft lounge diner with west facing window and balcony access; kitchen with fitted units, work surfaces, tiled flooring and spot lighting; bathroom complete with three piece suite, sky light and spot lighting; three bedrooms, bedroom one with en-suite facilities. With a private garage and well manicured communal gardens, early viewings are advised to avoid disappointment.

Second Floor Apartment | 1,301 Sq ft (120.9m<sup>2</sup>)  
 | Three Bedrooms | 28ft Lounge | Balcony |  
 Kitchen | Bathroom & En-Suite | Garage |  
 Communal Gardens | Lift Access | No Onward  
 Chain | Leasehold - 146 Years Remaining |  
 Service Charge £3,000 Per Annum | Ground Rent  
 £1 Per Annum | Council Tax Band E | EPC: D

EPC: D



SECOND FLOOR  
 1301 sq.ft. (120.9 sq.m.) approx.



TOTAL FLOOR AREA - 1301 sq.ft. (120.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The agents have not tested any of the services or equipment and no guarantee as to their operability or efficiency can be given.  
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**Offers Over £340,000**

**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

