



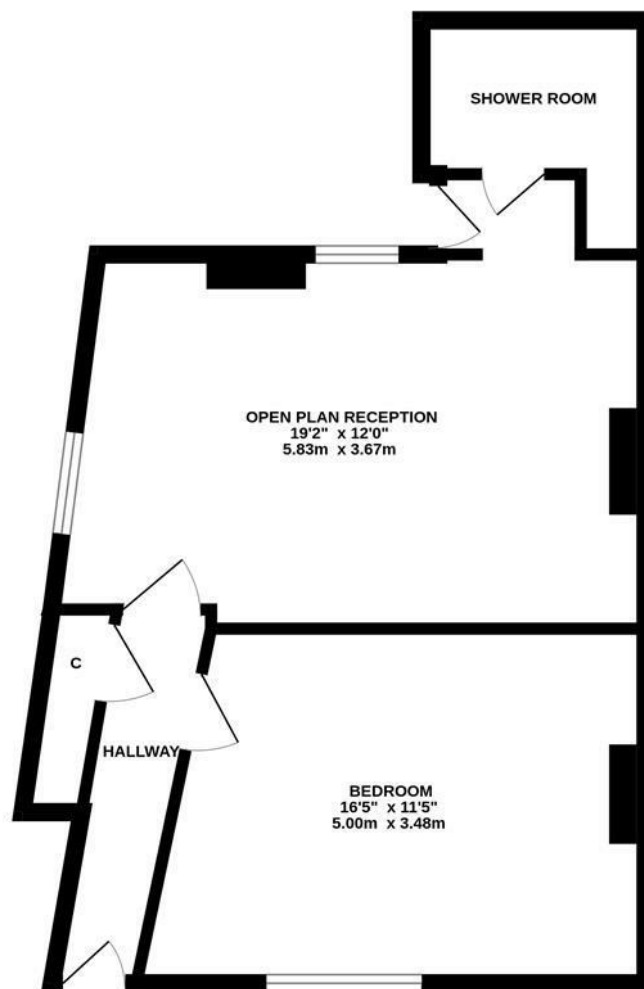


INVESTMENT OPPORTUNITY - AVAILABLE TO BE LET OUT IMMEDIATELY - POTENTIAL RENTAL INCOME £1,000 PER CALENDAR MONTH - STYLISH PRESENTATION! Having undergone complete transformation, this one bedroom ground floor flat is ideally located on Field Street, South Gosforth. Field Street, close to Sainsbury's Local, the Brandling Villa and within walking distance of Gosforth High Street with its shops, cafés and restaurants and many amenities. The flat is also conveniently situated close to South Gosforth Metro Station providing easy access into Newcastle City Centre and beyond.

The accommodation briefly comprises: entrance hall with under-stairs storage; an impressive 19ft open plan reception with dual windows and spot lighting, kitchen area with a range of fitted units, work surfaces, integrated appliances and breakfasting island; double bedroom measuring 16ft; shower room complete with three piece suite and spot lighting. Externally, a private south facing rear yard with fenced boundaries.

Investment Opportunity | Stylish & Fully Refurbished Ground Floor Flat | One Double Bedroom | 485 Sq ft (45.1m<sup>2</sup>) | Impressive 19ft Open Plan Reception | Shower Room | Private South Facing Rear Yard | No Onward Chain | GCH & DG | Leasehold (Tyneside Lease Currently Being Set Up - 999 Years) | Council Tax Band A | EPC: C

GROUND FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA: 485 sq.ft. (45.1 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Offers Over £150,000**

**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.

