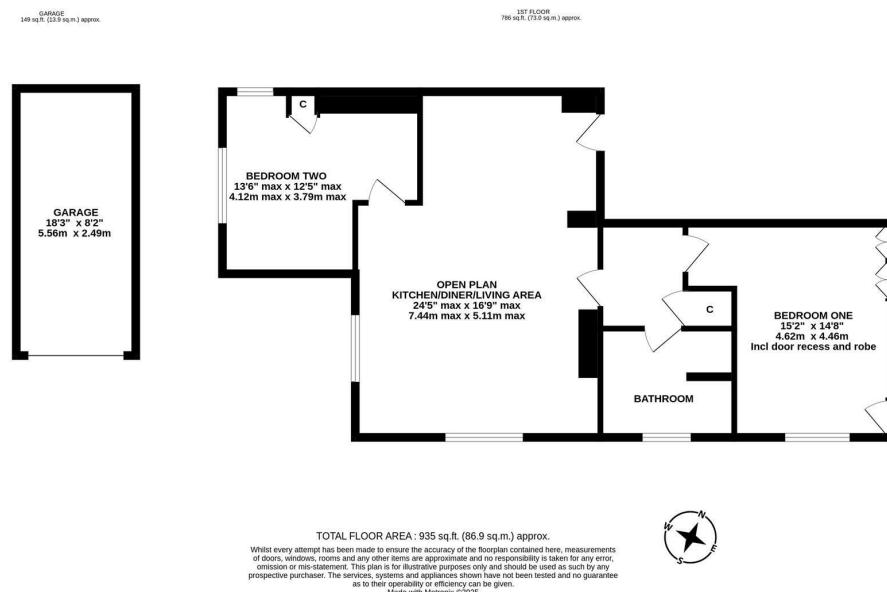


This well presented two bedroom apartment is positioned on the first floor of Howard House, a proud Georgian Villa set within its own private grounds and is situated on the corner of Elmfield Road and North Avenue, close to Gosforth High Street and centrally located within Gosforth's Conservation Area.

The accommodation briefly comprises: an impressive 24ft open plan kitchen diner and living area with dual aspect windows, kitchen area with a range of fitted units, work surfaces, some integrated appliances, breakfasting bar and both hanging and spot lighting; hallway with storage cupboard; bathroom complete with three piece suite and spot lighting; two double bedrooms bedroom one with three wardrobe storage cupboards and bedroom two with storage cupboard and dual aspect windows.

Externally, allocated parking together with visitors parking to the rear and a garage providing further off-street parking/storage along with well manicured communal gardens. Early viewings are deemed essential to avoid disappointment!

1st Floor Conversion Apartment | 786 Sq ft (73.0m<sup>2</sup>) | Two Double Bedrooms | Open Plan Kitchen Diner & Living Area | Bathroom | Garage | Well Manicured Communal Gardens | Well Presented Throughout | Conservation Area | Central Gosforth Location | Leasehold | Service Charge £1,900 Per Annum | Ground Rent £30 Per Annum | Council Tax Band C | EPC: D



**Offers Over £320,000**

**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.