





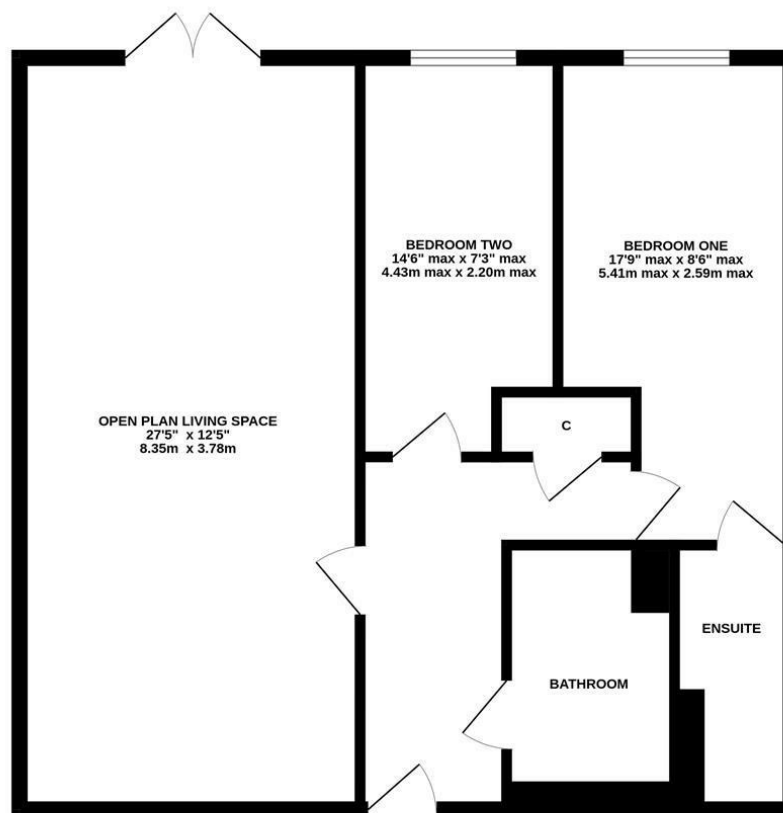
MODERN APARTMENT in the HEART OF GOSFORTH with a 27FT OPEN PLAN LIVING SPACE, ALLOCATED OFF STREET PARKING & NO ONWARD CHAIN! This well presented apartment benefits from residents parking and generous landscaped communal gardens. Elmfield Square, originally constructed in 2008 is well placed within Gosforth's Conservation Area and situated on the corner of Elmfield Road and Parker Avenue. The apartment occupies a prime position in the centre of Gosforth and is set within its own mature gardens, the development benefits from ease of access to the shopping, cafés and restaurants of Gosforth High Street as well as the transport links of Kenton Road.

The accommodation briefly comprises: communal entrance hall with secure entry phone system and lift and stair access to all floors; private entrance hall with storage cupboard; a 27ft open plan living space with French doors leading on to the communal gardens, kitchen area with a range of fitted units, granite work surfaces, some integrated appliances, breakfasting bar and spot lighting; bathroom complete with three piece suite and spot lighting; two bedrooms, bedroom one with an en-suite shower room complete with three piece suite and spot lighting. Well presented throughout, with an allocated parking space, guest parking and extensive communal gardens, this is a great opportunity to secure a modern apartment within the heart of Gosforth.

Modern Apartment | Two Bedrooms | 757 Sq ft (70.4m<sup>2</sup>) | 27ft Open Plan Living Space | Bathroom | En-Suite Shower Room | Allocated Off-Street Parking | Well Manicured Communal Gardens | Excellent Location | No Onward Chain | Leasehold with 108 Years Remaining | Service Charge £1,800 Per Annum | Council Tax Band D

EPC - C

GROUND FLOOR  
757 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA: 757 sq.ft. (70.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 £260,000**

**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.

