

# BRUNTON

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RESIDENTIAL



**LOW GOSFORTH COURT, MELTON PARK, NE3**

Offers Over £200,000

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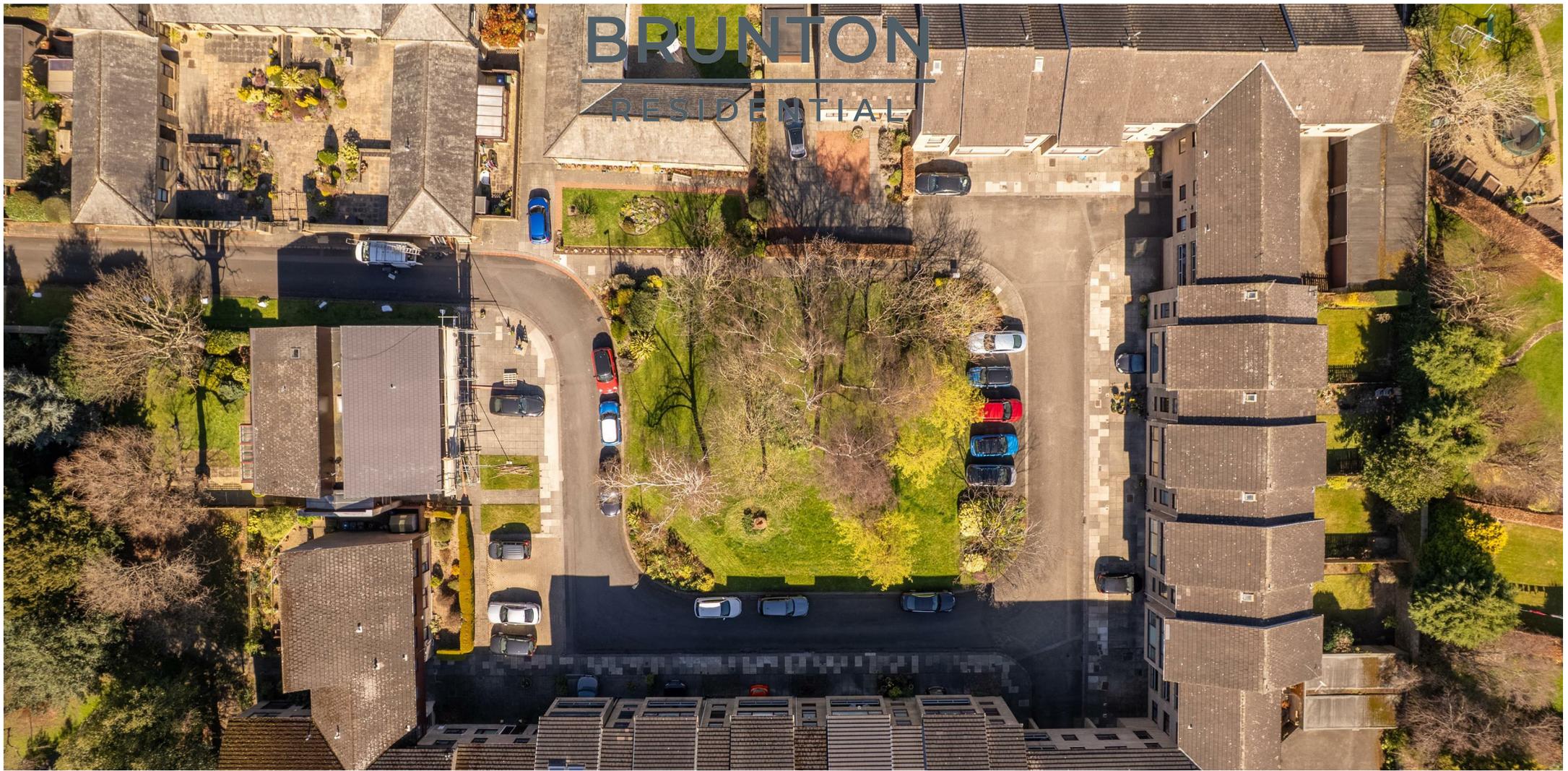
## RESIDENTIAL



FIRST FLOOR APARTMENT | GARAGE | IDEAL FIRST TIME BUY

Brunton Residential are delighted to welcome to the market this simply stunning two bedroom first floor apartment on Low Gosforth Court within the sought after Melton Park, Gosforth with garage in a block, balcony and shared gardens with golf and race course views.

For more information and to book your viewing please call our team on 0191 236 8347.



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Situated on the sought after Low Gosforth Court is this beautiful first floor apartment which would make an ideal first time buy or a secure property for anyone looking to downsize. Briefly comprising communal entrance hallway with stairs to the first floor, apartment hallway with store, two bedrooms, bedroom one with fitted wardrobes. Reconfigured four piece bathroom with stand alone shower, kitchen with floor and wall units and the full depth, dual aspect, lounge diner with floor to ceiling windows on one side and sliding doors on the other giving access to the balcony which overlooks the stunning communal grounds.

Externally there is a garage in a nearby block with remote control up and over door, communal gardens with superb golf and race course views as well as plenty of visitor parking.

### Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band C



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TENURE : Leasehold

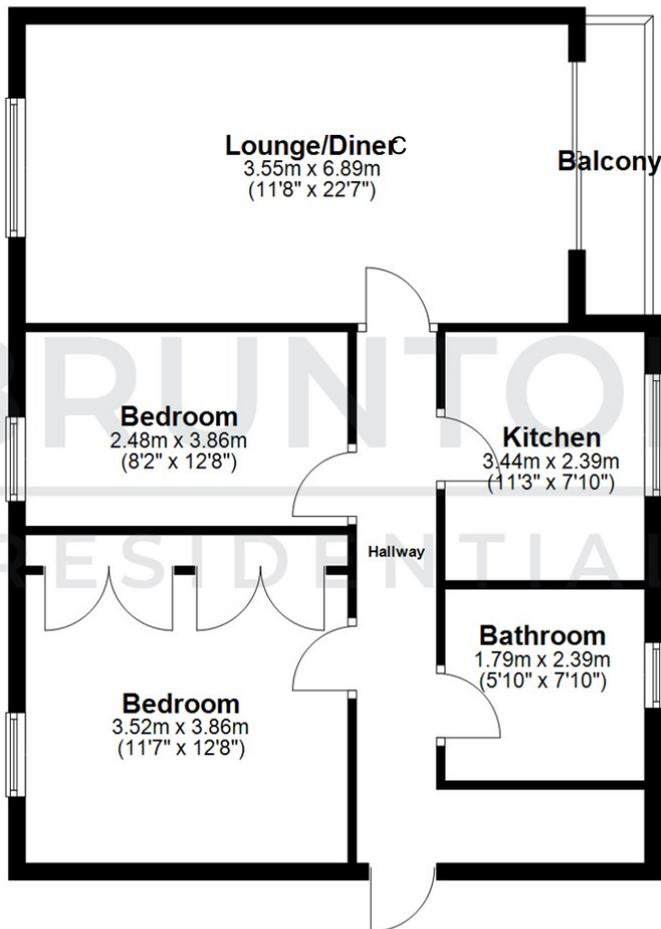
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : D

### First Floor

Approx. 80.6 sq. metres (867.8 sq. feet)



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		66	71
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	