





- Two Double Bedrooms
- Ground Floor Apartment
- Allocated Parking
- Multi Room Audio System
- Excellent Location
- No Onward Chain
- Leasehold
- Secure Entry System
- En-Suite Facility
- Council Tax Band \*D\*





\*\* Video Tour on our YouTube Channel |  
[https://youtu.be/3kX\\_MHCj2j0](https://youtu.be/3kX_MHCj2j0) \*\*

LUXURY APARTMENT | GROUND FLOOR | NO ONWARD CHAIN

Jan Forster Estates welcome to the market this modern ground floor apartment, ideally situated on the exclusive Elmfield Square development in Gosforth. Elmfield Square, which is perfectly placed within the very heart of Gosforth's Conservation Area, was originally constructed in 2010 and is a small private development which is located just off from Elmfield Road, only a short walk from Gosforth High Street with its shops, cafes and amenities as well as outstanding local schooling.

Well presented throughout, briefly comprising; communal entrance hallway, apartment entrance with store, open plan lounge kitchen with French doors onto the stunning shared gardens, two double bedrooms, bedroom one with en suite and the family three piece bathroom with shower over the bath.

Externally there is an allocated parking bay and beautiful communal gardens.

For more information and to arrange a viewing please call our Gosforth branch on 0191 236 2070.

#### Tenure

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

Council Tax band \*D\*.

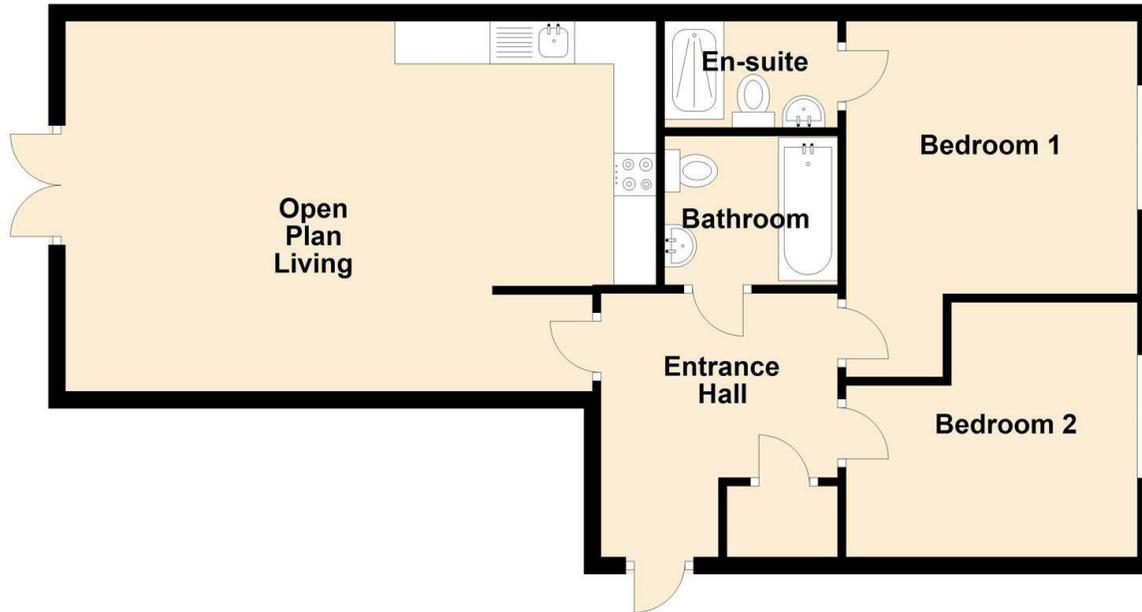


Open Plan Lounge Kitchen 22'4" x 13'11" (6.82 x 4.26)

Bedroom One 11'1" x 10'3" (3.39 x 3.14)

Bedroom Two 11'1" x 10'2" (3.39 x 3.12)

### Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### The difference between house and home

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[www.janforsterestates.com](http://www.janforsterestates.com)

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