





- Top Floor
- Two Double Bedrooms
- Two Bathrooms
- Secure Access
- Viewing A Must
- Maisonette
- Available NOW
- Temp Control On Both Floors
- Allocated Parking & Visitor Parking
- Call For More Information





A stunning top floor maisonette, offering stylish and spacious living accommodation in the highly sought-after Elmwood Park Court development in Great Park, Gosforth. Perfect for professionals, couples, or small families seeking modern living in a peaceful residential setting.

The property briefly comprises a bright and spacious open-plan living and dining area, a modern fitted kitchen, two generous double bedrooms, the main with an en suite plus a modern bathroom WC. Additional benefits include secure entry access, allocated parking, visitor parking, double glazing, and excellent storage throughout, while temperature control on both floors ensures comfort throughout the year.

Elmwood Park Court is situated within the popular Great Park development in Gosforth, an area well known for its attractive green spaces, scenic walking routes, and family-friendly atmosphere. Residents benefit from easy access to a variety of local amenities including supermarkets, cafés, restaurants, gyms, and highly regarded schools. Gosforth High Street and Newcastle City Centre are both easily accessible, while nearby transport links and the A1 provide excellent connectivity for commuters.

Great Park remains one of Newcastle's most desirable residential areas, offering a peaceful community setting with convenient access to Newcastle International Airport, local business parks, and surrounding areas.

Viewing is highly recommended. For further information or to arrange a viewing, please contact our Gosforth team on 0191 236 2070.

Council Tax band: D.



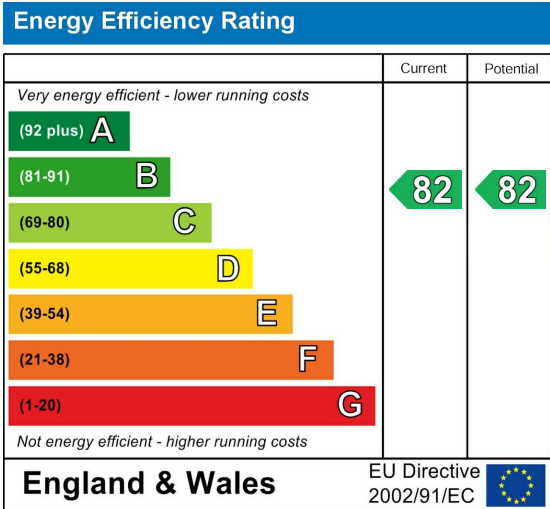
Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded down to the nearest £5.00**. This Holding Deposit will be off-set against the first month's rental payment received.

The Holding Deposit is non-refundable should you fail the Right To Rent checks, you provide misleading information, you withdraw from the property or you fail to take reasonable steps to enter into a tenancy within the agreed timescale. The Holding Deposit does not constitute the offer of acceptance of a tenancy until such time as successful referencing is completed and the Tenancy Agreement is signed and executed by both parties. We will liaise with you to agree on a start date for the tenancy.

Schedule 2 of the Tenant Fees Act 2019 – Treatment of the Holding Deposit – governs how we deal with the Holding Deposit. This Schedule applies where a Holding Deposit is paid to either a Landlord or Letting Agent in respect of a proposed tenancy of housing in England. In this Schedule, 'the deadline for agreement' means the fifteenth day of the period beginning with the day on which the Landlord or Letting Agent receives the Holding Deposit. Unless both parties agree otherwise, this Holding Deposit must be returned to you if it is decided by the Landlord or Letting Agent not to proceed with the tenancy after a Holding Deposit has been paid. The deposit must be returned to you no later than 7 days after a decision is made not to proceed.

## The difference between house and home

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**Contact Us: 0191 236 2070**