



 **Jan Forster**

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Bowes Court | South Gosforth | Newcastle Upon Tyne | NE3 1SL

Price £108,500



 Jan Forster



- 75% Share Of Ownership
- Two Bedrooms
- Conservatory
- Rear Garden
- Viewing Recommended
- Over 55's
- End Of Terrace
- Amenities Nearby
- Leasehold
- Call For More Information



 Jan Forster



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\* Video Tour on Our YouTube Channel | <https://youtu.be/eoc1Kxj3xsA> \*

Set within the desirable Bowes Court development in South Gosforth, this well-presented two-bedroom end-terrace property is available to buyers aged 55 and over, with a 70% ownership share and no onward chain.

The accommodation briefly comprises an entrance hallway, a bright and spacious lounge with dual-aspect windows allowing for plenty of natural light, and a fitted kitchen/dining room with sliding doors leading into the conservatory, creating an excellent additional space overlooking the rear garden. To the first floor are two well-proportioned bedrooms and a family bathroom/WC fitted with a four-piece suite comprising a bath, separate shower, wash hand basin and WC.

Externally, the property benefits from an easy-to-maintain paved rear garden, providing an ideal space for outdoor seating and entertaining.

South Gosforth remains one of Newcastle's most popular residential areas, offering excellent access to a wide range of local amenities including shops, cafés, supermarkets and leisure facilities. The property is conveniently positioned for transport links, with South Gosforth Metro Station nearby providing easy access across Newcastle and the wider region. Gosforth High Street and Newcastle City Centre are both within easy reach, making the location ideal for commuters and those seeking a balance of suburban living and city convenience.

Viewing is highly recommended to fully appreciate the accommodation and location on offer. For further information or to arrange a viewing, please contact our sales team on 0191 236 2070.

#### Tenure

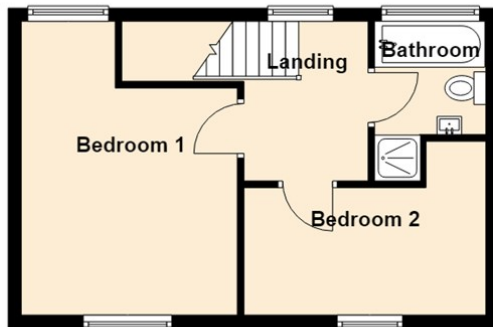
The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band: B

Ground Floor



First Floor



Lounge 11'2" x 14'0" (3.41 x 4.27)

Kitchen Dining Room 14'6" x 9'0" (4.44 x 2.75)

Conservatory 7'1" x 10'10" (2.18 x 3.32)

Bedroom One 14'6" x 11'3" (4.43 x 3.43)

Bedroom Two 11'9" x 7'11" (3.59 x 2.42)

## The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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	

Contact Us: 0191 236 2070



www.janforsterestates.com

