



****AVAILABLE NOVEMBER 2019****

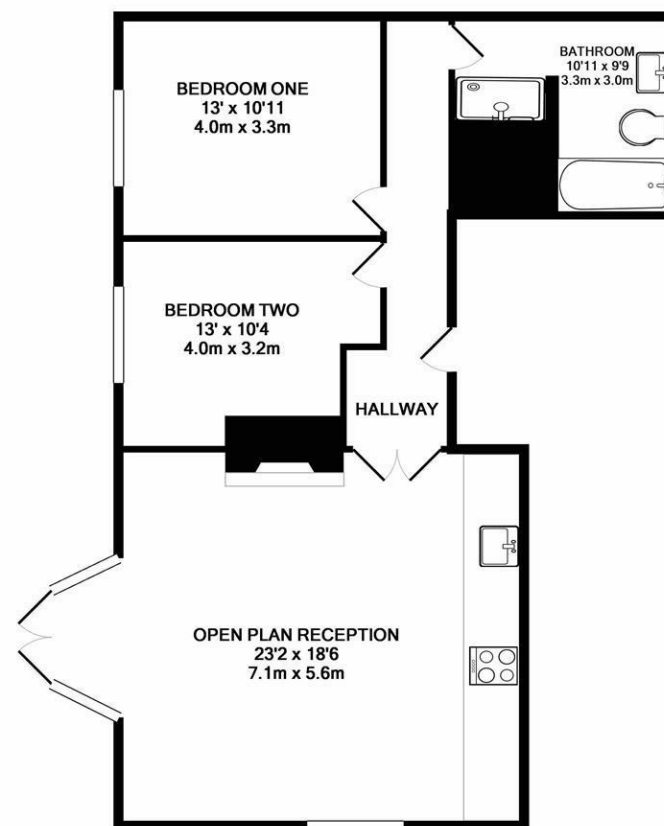
****GARAGE** **FURNISHED**** This fantastic two bedroom apartment occupies the ground floor of Howard House, a proud Victorian Villa set within its own private grounds and is situated on the corner of Elmfield Road and North Avenue within Gosforth's Conservation Area. The apartment itself, which has direct access out onto the south facing communal gardens, was converted in the late 1970's and has been recently refurbished.

Offering over 800 Square feet of internal living accommodation and accessed from the Elmfield Road entrance the accommodation briefly comprises: a grand communal entrance hall with access to the apartment front door. There is a bright hallway, lit up with floor level spotlights. There is a stunning open plan reception with modern fitted kitchen and both dining & lounge areas. The kitchen has integrated appliances including an induction hob, electric oven and dishwasher as well as vast cupboard space. There is a dining table & chairs, gorgeous feature fireplace and lounge area with a double door bay window opening out on to well kept communal lawns. There are two double bedrooms, both furnished with generous wardrobes. To the rear of the property there is also a plush refitted bathroom, with Travertine tiles and a four piece suite comprising step in shower cubicle, bath, WC and wash hand basin. Externally there are communal gardens



surrounding the building as well as off street parking and a separate garage!

Available 14th November 2019 | Prestigious Ground Floor Apartment | £1,100pcm | 1,388 Sq ft (129 m2) | Stunning Open Plan Reception | Two Double Bedrooms | Ultra Modern Fitted Kitchen | Plush Family Bathroom WC | Generous Communal Gardens | Separate Garage & Driveway Parking | Furnished | Excellent Location | Part DG & GCH | EPC Rating: E



TOTAL APPROX. FLOOR AREA 806 SQ.FT. (74.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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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£1,100 PCM

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