



3



2



1

- 3 Bed 2nd (Top) Floor Apartment
- Family Bathroom & En Suite
- Communal Sauna/Steamroom
- Scope for Cosmetic Updating

- Lounge with Fireplace
- Gated Garage Block with Elec Dr & Gate
- Lift

- Dual Aspect Breakfasting Kitchen
- Well Tended Communal Gardens
- Fabulous Location

A spacious 3 bedroomed second (top) floor apartment, within this desirable, purpose built development. Superbly and conveniently situated, this triple glazed property has gas fired central heating and a video entry system. With scope for some cosmetic updating and approached via a lift with well presented communal halls and landing, the Reception Hall has shelved storage and linen cupboards and access to a spacious loft. The focal point of the Lounge is a feature electric fire within an ornate Adam style surround and there is an ornate corniced ceiling. The dual aspect Breakfasting Kitchen is fitted with a range of wall, base and display units with sink unit, concealed lighting, split level double oven, 4 ring gas hob with extractor over, breakfast bar and integral fridge and freezer with matching door. Bedroom 1 is to the front and has a range of fitted wardrobes, bedside cabinets and dressing table as well as an En Suite Shower/WC with low level wc, pedestal wash basin with mirror over and shower quadrant with mains shower, fully tiled walls and floor and chrome towel warmer. Bedroom 2 has fitted double wardrobes and dressing table and is to the side. Bedroom 3 is also to the side and would also make an excellent dining room. The Bathroom/WC has a low level wc, pedestal wash basin and panelled bath with fully tiled walls and floor.

There is a generous Garage with electric roller shutter door within a secure gated garage block to the rear. The property stands in well tended and stocked gardens and grounds.

Greystoke Park is pleasantly situated with local amenities including shops at Brunton Park, pubs and restaurants and Golf Clubs. There are excellent road and public transport links into Gosforth High Street and the city, with excellent access to the A1.

Reception Hall

Lounge 17'9 x 13'8 (5.41m x 4.17m)

Breakfasting Kitchen 12'3 x 11'1 (3.73m x 3.38m)

Bedroom 1 15'2 x 10'2 (4.62m x 3.10m)

En Suite Bathroom/WC 7'8 x 5'8 (2.34m x 1.73m)

Bedroom 2 13'8 x 9'3 (4.17m x 2.82m)

Dining/Bedroom 3 11'2 x 9'2 (3.40m x 2.79m)

Bathroom/WC 9' x 6'7 (2.74m x 2.01m)

Garage 19'4 x 9' (5.89m x 2.74m)



Energy Performance: Current Potential

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.