





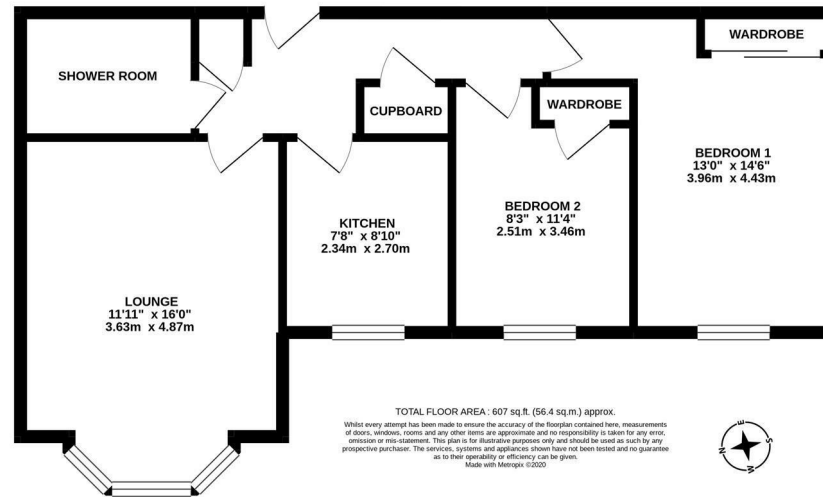
Recently Refurbished 4th Floor Apartment with Two Double Bedrooms, Lift Access, Residents Parking and Extensive Communal Gardens! Set within landscaped gardens, Ettrick Lodge, occupies a prime position on The Grove, within Gosforth's Conservation Area, close to the shops, cafés and restaurants of the High Street and South Gosforth Metro Station.

An ideal purchase for over 60's and offered to the market with no onward chain, the internal accommodation briefly comprises: Communal entrance hall, with lift access to all floors; private entrance hall with two built in storage cupboards; 16ft lounge with walk in bay and pleasant outlook; stylish kitchen with fitted wall and base units together with granite work surfaces and integrated appliances; shower room, fully tiled and complete with three piece suite including step in shower; two double bedrooms, both with built-in wardrobes, bedroom one measuring 14ft and bedroom two (currently being used as a dining room). Externally, residents off-street parking and extensive, well maintained communal gardens, laid mainly to lawn with mature planting. The property also benefits from ground floor laundry facilities, emergency call out system within each apartment, onsite caretaker and secure communal entrance with telephone entry system. Well presented and double glazed throughout, an internal inspection is essential.

Over 60's Development | 4th Floor Apartment | 607 Sq ft (56.4m<sup>2</sup>) | Two Double Bedrooms with Built-In Wardrobes | 16ft Lounge | Stylish Kitchen with Integrated Appliances | Shower Room | Recently Refurbished | Residents Parking | Well Maintained Communal Gardens | Excellent Location | DG | No Onward Chain | EPC: C



4TH FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



**Offers Over £135,000**

**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

