



**12 Brookfield**  
Westfield, Gosforth







12 Brookfield, Westfield, Gosforth, Newcastle upon Tyne NE3 4YB

Offers Over £300,000

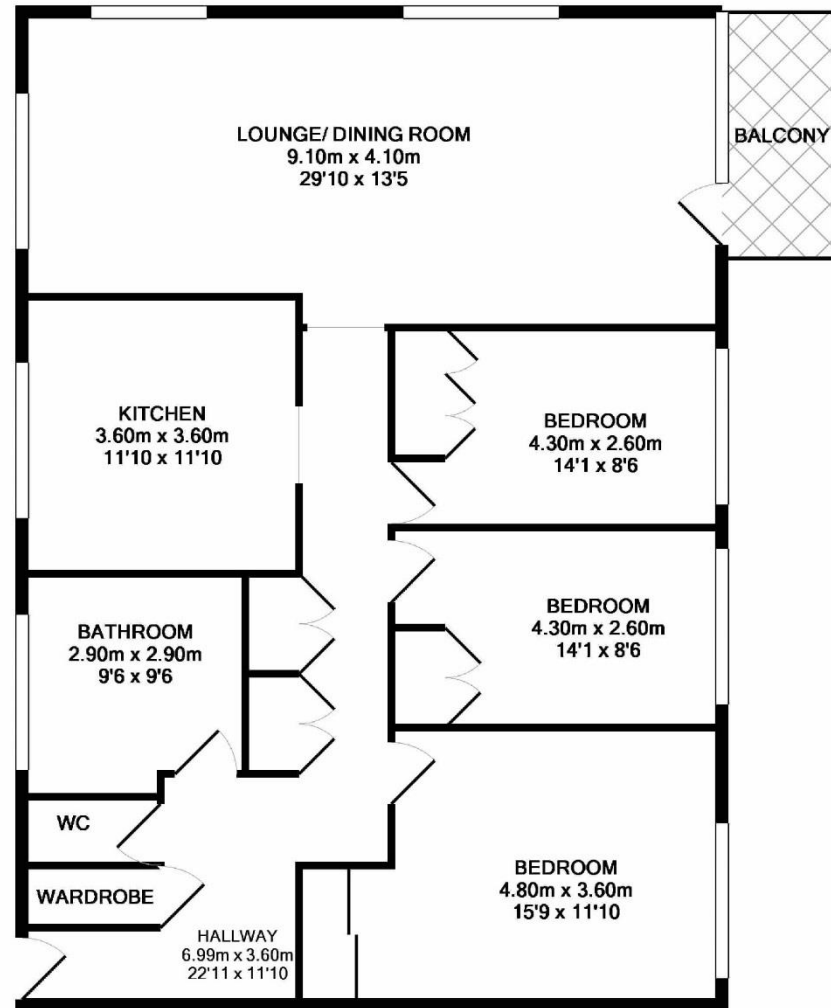
A generously proportioned three bedroom, second floor apartment occupying a pleasant corner position in this apartment block off Westfield, within this highly sought after residential area of Gosforth. The property benefits from gas central heating to radiators, double glazing, as well as residents parking and single garage within a separate block. The apartment is close to the Town Moor and is ideally placed for access to a range of amenities including shops and cafes and restaurants on Gosforth High Street, as well as excellent public transport links into the city centre.

Communal entrance with security entry phone system leading to both elevator service and staircase | Entrance hallway with large cupboards. | The entrance hall in turn leads onto the main hallway and all accommodation | Cloakroom/wc | Contemporary newly fitted family bathroom including P-shaped bath with shower over, wc and wash hand basin set within a vanity unit with storage | Three generous double bedrooms, all with fitted wardrobes | Newly fitted kitchen with a range of white units and coordinating work surfaces with integrated appliances including electric oven, induction hob, stainless steel extractor hood, slim line dishwasher and washing machine as well as a free standing fridge/freezer. | 30ft lounge/dining room with double glazed windows to three elevations and a French door giving access on to a balcony.

Externally surrounding the property are well-maintained communal garden areas with residents and visitors parking and a single garage with remote control door within a nearby block.

Services: Mains electricity, gas, water & drainage | Tenure: Leasehold | Council Tax: Band F | Energy Performance Certificate: Rating: E





TOTAL APPROX. FLOOR AREA 117.4 SQ.M. (1264 SQ.FT.)

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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