



5 The Elms

Elmfield Road | Gosforth





5 The Elms, Elmfield Road, Gosforth, Newcastle upon Tyne NE3 4BD

Guide Price £345,000

The Elms is a fabulous residential purpose built three storey building set back from Elmfield Road in the very popular location of Central Gosforth for easy access to the High Street with its shops and restaurants. The mature garden site that surrounds this development provides a lovely back drop with its corner frontage between Elmfield Road and Parker Avenue.

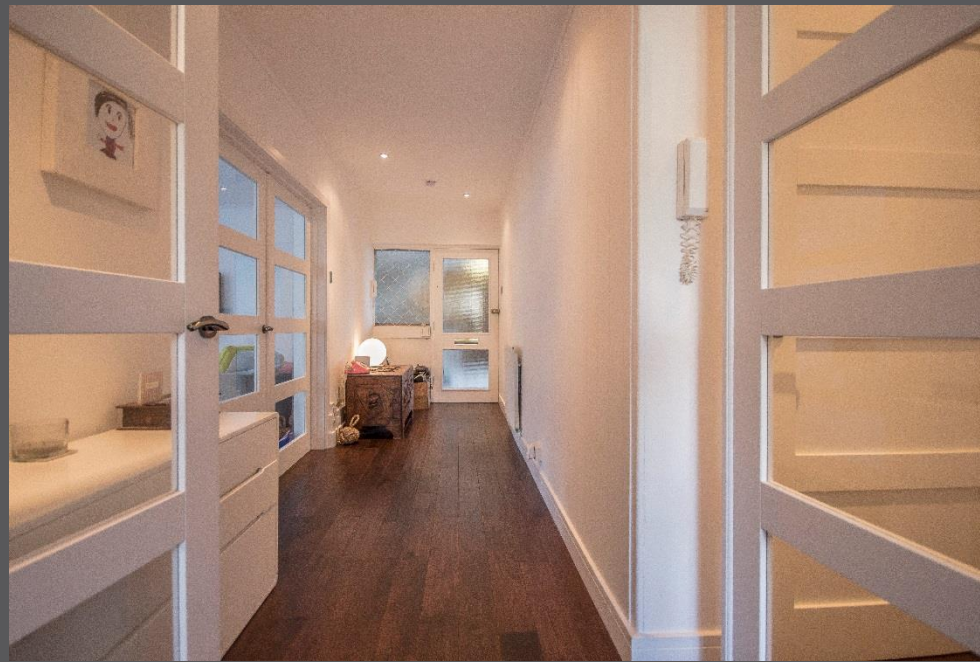
Flat 5 is one of three apartments set on the first floor of this delightful scheme which has been improved dramatically in recent times. The Elms had a significant overhaul and refurbishment of the communal areas a few years ago to include the installation of a private passenger lift which is ideal for those residents on the first and second floor level. There is a good security system with entry telephones linking from the inner reception vestibule through to the main hall.

This beautiful apartment, which has been superbly refurbished and renovated by the owner to a high standard, is located on the south eastern corner of the building and has the benefit of double glazed windows which overlook the private mature grounds and adjacent development of Moorlands Hall. The accommodation is spacious and well proportioned.

Private entrance reception hall with useful storage cupboards | Main reception rooms provide a large entertaining space with the living room and dining room open as one large area and lovely views to the south and access via double patio doors to its own private balcony. | Three good bedrooms, two large doubles as well as a third, single bedroom | Family bathroom/wc refitted with lovely modern fittings in more recent times and has a fabulous white suite including a good quality shower, bath and separate wc | Externally there is a driveway leading to residents parking as well as visitors parking | Single private garage

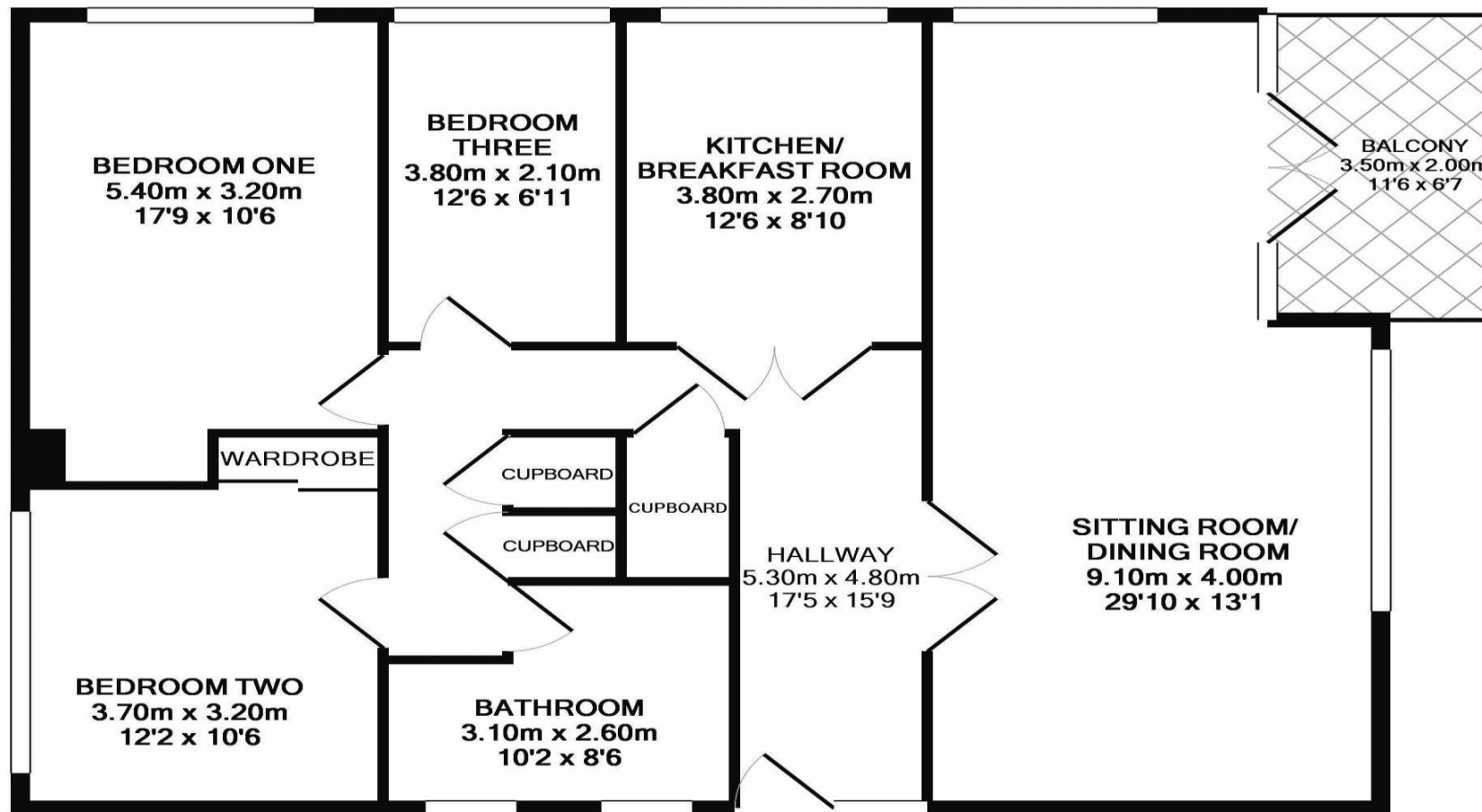
Service: Mains electric, gas, water and drainage | Tenure: Leasehold | Council Tax: Band E | Energy Performance Certificate: Rating C











TOTAL APPROX. FLOOR AREA 105.4 SQ.M. (1135 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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