



**33 Moor Court, Westfield
Gosforth**





33 Moor Court, Westfield, Gosforth, Newcastle upon Tyne, NE3 4YD

Guide Price £425,000

An impressive and individually designed three bedroom apartment, located on the 4th floor of this stunning Art Deco building in central Gosforth, with a private south facing balcony overlooking the Town Moor towards the city centre. The stunning apartment, located in the central building where the lift serves only two properties, has had the original layout redesigned by the current owners, with the opening up of the living room and dining room with excellent light throughout, the creation of an ensuite shower/wc to the master bedroom, and the relocation of the family bathroom.

The contemporary kitchen/breakfast room has solid wood worktops and integrated appliances.

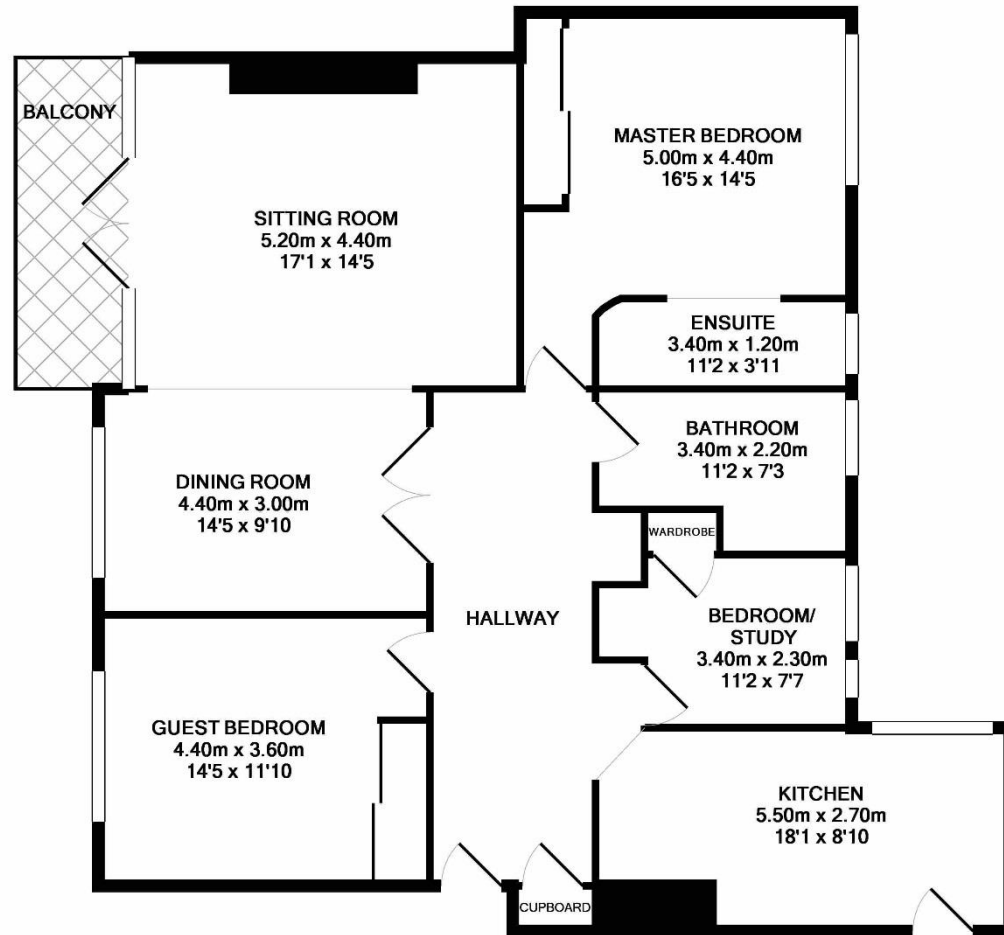
Communal entrance with secure entry system | Lift and stair access to the 4th floor | Generous reception hallway
Sitting room with French doors to the private south facing balcony | Dining room | Stylish fitted kitchen with integrated appliances | Master bedroom with fitted wardrobes | Ensuite shower with feature LED lighting
Guest double bedroom with fitted wardrobes | Study/single bedroom | Luxury bathroom with freestanding bath and recessed TV | Residents parking.

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









TOTAL APPROX. FLOOR AREA 119.0 SQ.M. (1281 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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All enquiries to our Gosforth Office | 95 High Street, Gosforth, Newcastle upon Tyne NE3 4AA

T: 0191 213 0033 | www.sandersonyoung.co.uk

