



**96 Grove Park Oval**

Gosforth





96 Grove Park Oval, Gosforth, Newcastle upon Tyne NE3 1EF

Guide Price £450,000

A magnificent two bedroom penthouse apartment, with a fabulous private south east facing terrace, and panoramic views across Gosforth, the surrounding area and towards the city centre. The former show apartment for Grove Park Oval offers over 1000 sq ft of accommodation, to the south east corner of the fourth floor, with excellent natural light from the large picture windows in the sitting room and two bedrooms and the doors to the stunning terrace. The apartment, one of only four apartments on the 4th floor, benefits from feature large mirrors and artwork to the walls, a secure communal entrance, lift and stair access, well maintained communal grounds and secure underground parking.

Communal entrance | Fourth Floor | Reception hallway with two built in storage cupboards | Cloakroom/wc | Impressive sitting room with two full walls of windows, and two doors opening to the terrace | Fitted kitchen with integrated appliances, recently replaced Britannia range cooker and Miele washing machine | Master bedroom with built in wardrobes | Ensuite bathroom/wc | Guest double bedroom with built in wardrobes | Ensuite shower/wc | Stunning sun terrace with views over the Oval, and the Gosforth rooftops | Secure and allocated underground parking for one car | Individual electric heating to each room | No upward chain

Grove Park is ideally placed for easy access to Gosforth High Street, with it wide variety of independent shops, cafes, and bars/restaurants, the Metro station at South Gosforth, and regular public transport links to Newcastle city centre.

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



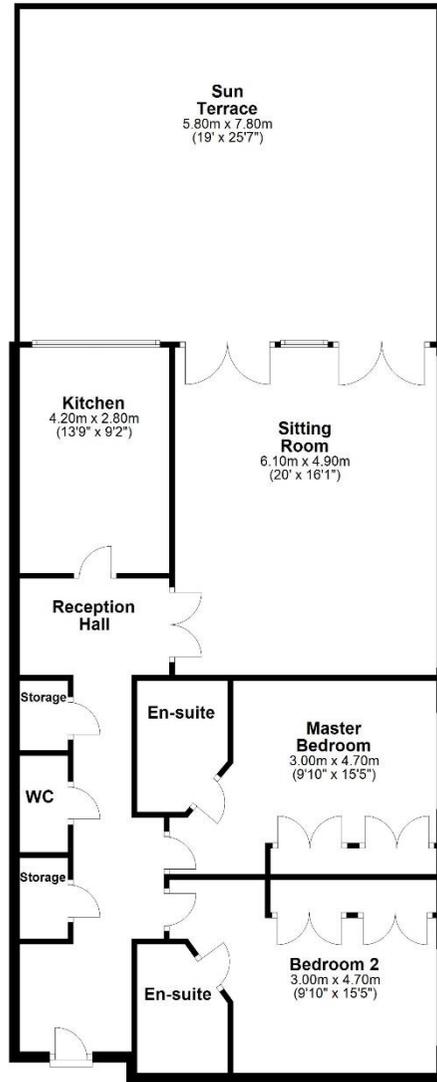






**Penthouse**

Approx. 154.0 sq. metres (1657.2 sq. feet)



Total area: approx. 154.0 sq. metres (1657.2 sq. feet)

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All enquiries to our Gosforth Office | 95 High Street, Gosforth, Newcastle upon Tyne NE3 4AA

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