







- Ground Floor Apartment
- Available Now
- Fully Furnished
- Two Bedrooms
- Walk-In Wardrobe
- Allocated Parking
- Great Location
- Local Facilities
- Transport Links
- Council Tax Band \*B\*





**\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/xmttT35qU9U> \*\***

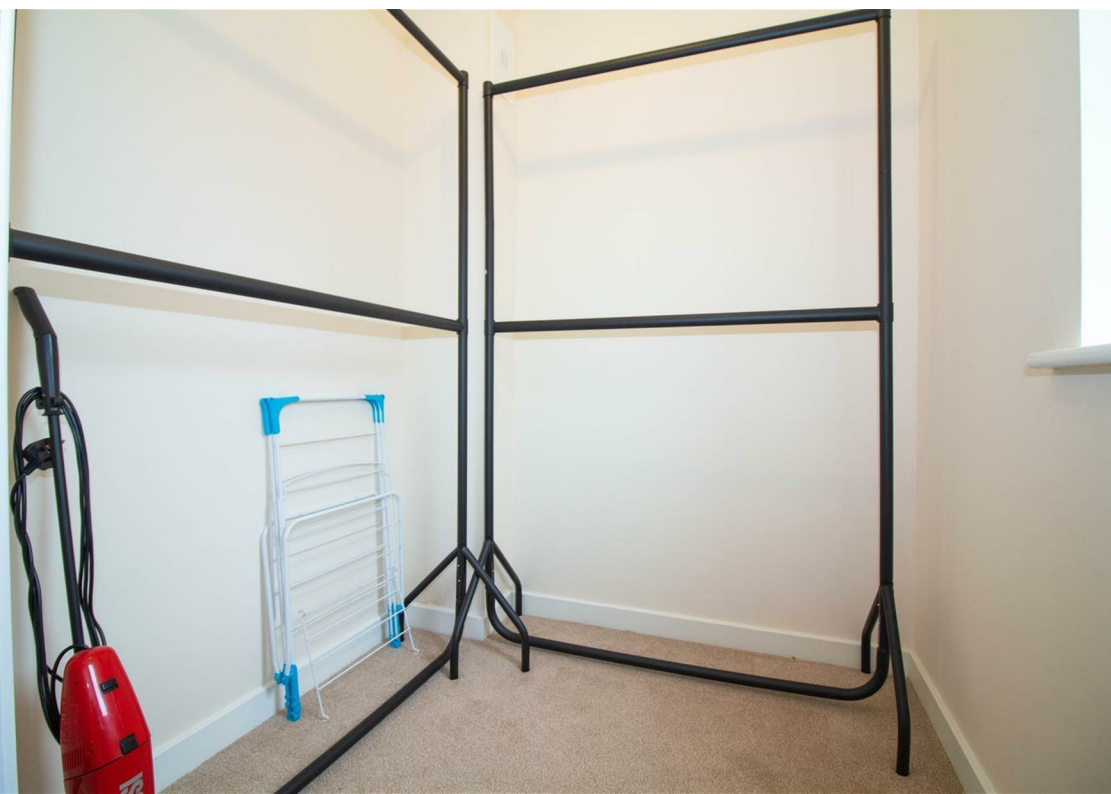
Jan Forster Estates are pleased to present to the rental market this fully furnished luxury ground floor two-bedroom apartment, located on Elmwood Park Court in the ever-desirable Gosforth's Great Park, giving it breath-taking views across the surrounding landscape.

The property is within easy access to a range of local amenities, public transport links, and the A1 motorway, with further amenities available in Gosforth and Newcastle city centre.

This apartment briefly comprises:- an entrance hall, two bedrooms- the main one benefiting from a walk-in wardrobe, modern three-piece shower room WC, and an open plan lounge-kitchen-dining area with fitted units and French doors leading to a patio area. Externally, the property further benefits from a patio area, allocated parking, bike store, and communal gardens.

For more information and to book your viewing, please call the Gosforth team on 0191 236 2070.

Council Tax band \*B\*






Open Plan Area 25'5" x 10'10" (7.76 x 3.32)

Bedroom One 11'6" x 8'5" (3.52 x 2.58)

Bedroom Two 8'5" x 7'7" (2.58 x 2.33)

### Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	80	80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

### The difference between house and home

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