





- **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> **

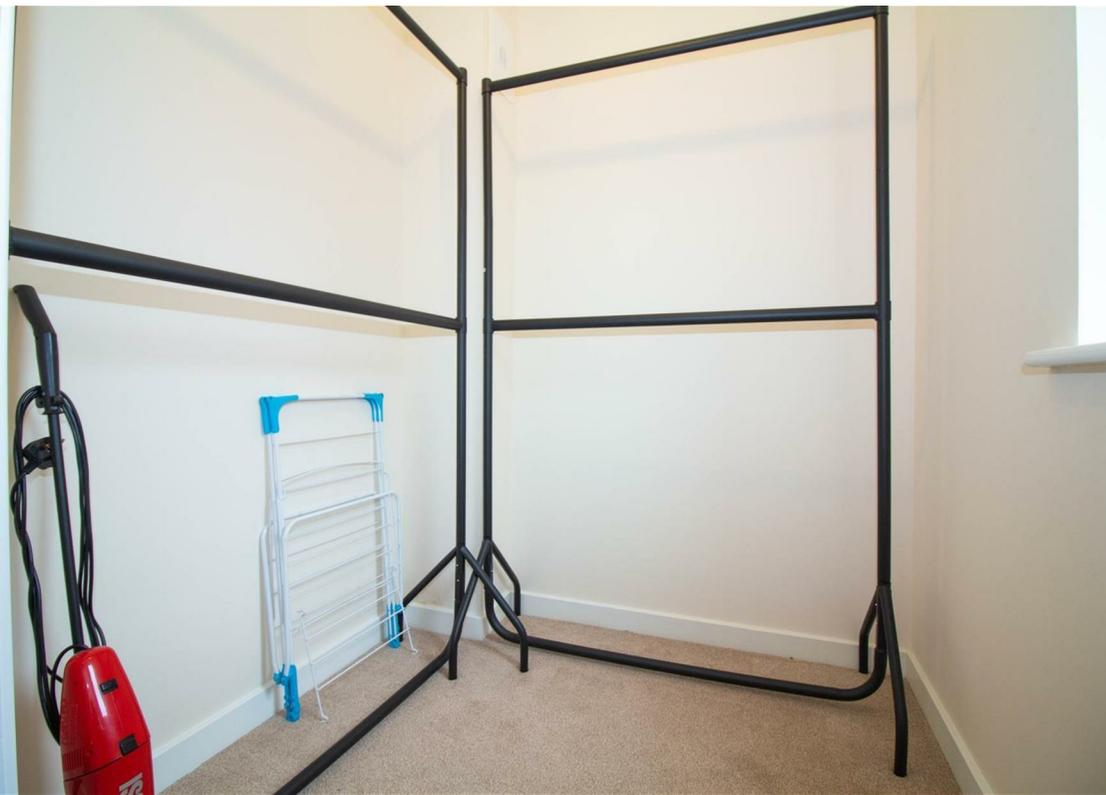
Jan Forster Estates are pleased to present to the rental market this fully furnished luxury ground floor two-bedroom apartment, located on Elmwood Park Court in the ever-desirable Gosforth's Great Park, giving it breath-taking views across the surrounding landscape.

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

The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Gosforth 0191 236 2070
Newcastle 0191 284 4050
High Heaton 0191 270 1122
Tynemouth 0191 257 2000
Low Fell 0191 487 0800
Property Management Centre 0191 236 2680



www.janforsterestates.com

