



 **Jan Forster**

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Highbridge | Gosforth | Newcastle Upon Tyne | NE3 2NZ

Price £119,000



 Jan Forster



- Top Floor Apartment
- Two Bedrooms
- No Onward Chain
- Communal Laundry Room
- 24 Hour Emergency Call System
- Over 55's Development
- Golf Course Views
- Communal Lounge
- Close To Amenities
- Call For More Information



 Jan Forster



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**** Video Tour on our YouTube Channel | <https://youtu.be/VRR1F1J38UI> ****

This well-presented top-floor apartment is located within the ever-popular Broadway Court development, offering stylish and secure self-contained living for the over 55s. Designed to support an independent lifestyle, the development provides peace of mind with on-site assistance readily available when required.

Situated in the heart of Gosforth, the apartment benefits from close proximity to a wide range of local amenities including shops, supermarkets, cafés and restaurants. Excellent transport links are nearby, with regular bus routes and the Regent Centre Metro station providing easy access into Newcastle city centre and beyond.

The accommodation is accessed via a secure communal entrance with lift access to all floors. Internally, the apartment briefly comprises: a private entrance hallway with useful storage; a bright and spacious lounge; a fitted kitchen with a range of wall and base units and integrated oven and hob; two well-proportioned bedrooms, the principal featuring fitted wardrobes; and a modern shower room/WC complete with vanity mirror and under-sink storage. Additional benefits include electric heating and double glazing throughout.

Broadway Court offers a range of excellent communal facilities including a house manager, 24-hour emergency call system, residents' lounge, laundry room, on-site parking, and beautifully maintained communal gardens.

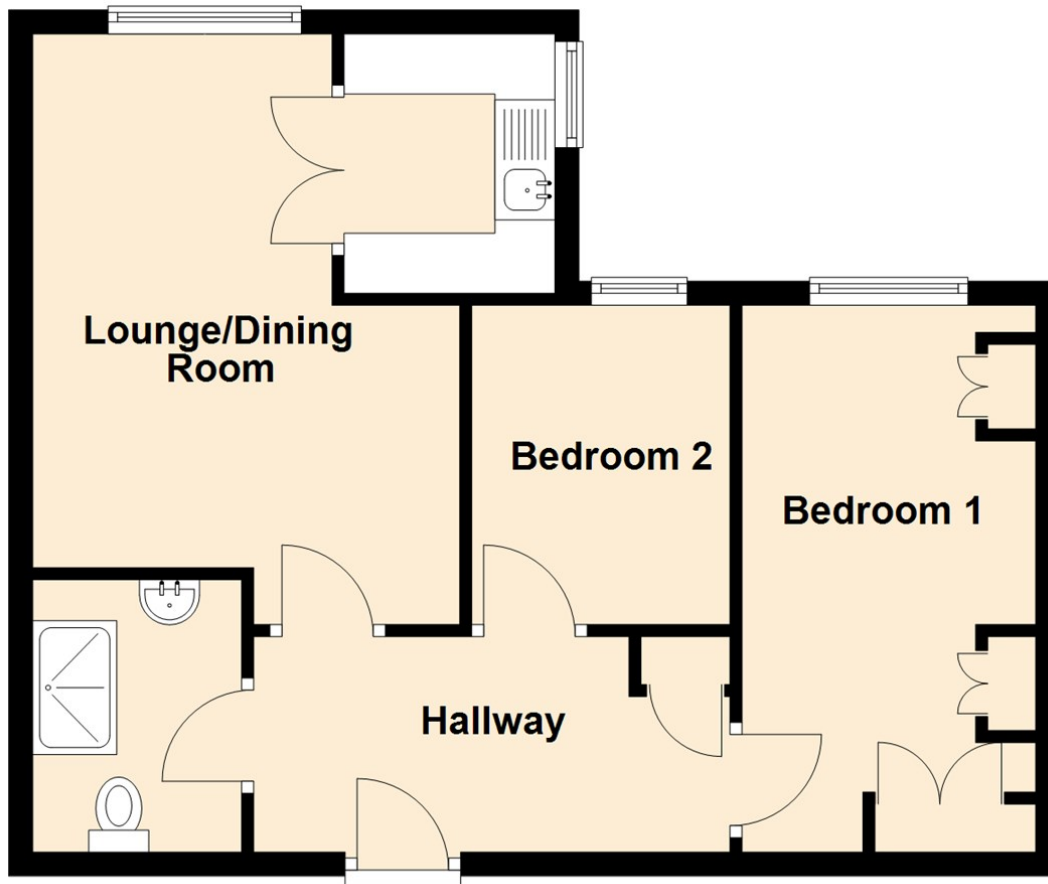
Early interest is anticipated and viewing is strongly recommended. For further information or to arrange a viewing, please contact our sales team on 0191 236 2070.

Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licensed legal representative.

Council Tax band: C

Second Floor



Lounge 17'8" x 11'1" (5.39 x 3.39)

Kitchen 9'0" x 5'8" (2.75 x 1.75)

Bedroom One 15'6" x 9'4" (4.74 x 2.87)

Bedroom Two 11'1" x 8'7" (3.39 x 2.63)

The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

Contact Us: 0191 236 2070

