



14 Brookfield

Westfield





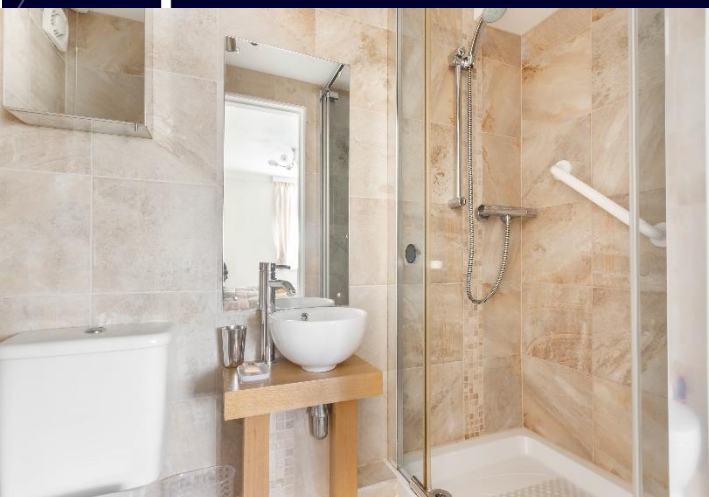
## 14 Brookfield , Westfield

Well Presented, Second Floor Apartment Boasting Three Bedrooms, Generous Lounge/Dining room, Stylish Re-Fitted Kitchen/Breakfast Room, Two Bathrooms, Residents' Off Street Parking, Private Garage & Private West Facing Balcony.

This great three-bedroom, purpose-built apartment, is ideally located on the second floor of this popular residential development which is situated in the very heart of Gosforth. Brookfield, which is located just off Westfield, is ideally placed to provide easy access to Gosforth High Street with its shops, cafes and restaurants. The apartment is also placed close to Kenton Road providing excellent transport links into Newcastle City Centre and Newcastle's Town Moor offering easy access to beautiful open green walks.

The internal accommodation comprises: Communal entrance hall with secure entry system and lift and stair access to the second floor | Access to the flat is gained through its own front door and opens up to a central hall, with ample fitted storage | Generous lounge/dining room with full height windows and doors leading to a private balcony with fantastic west facing elevated position overlooking the courtyard of the development | Quality fitted kitchen with breakfasting area, with leafy views over the heart of Gosforth's conservation area.





The hallway then leads through to three good sized bedrooms | Bedroom one is a spacious double and benefits from an en-suite shower room and interconnecting door leading to the second bedroom, which is particularly useful should a purchaser wish to use this as a dressing room or snug | Bedroom three is a smaller double and is ideal as a study or additional sitting room | Bathroom/wc with contemporary white suite

Externally, the apartment enjoys a central position within this quiet and exclusive development.

Brookfield also offers residents' parking which is placed to the centre of the development and the apartment offers a private single garage positioned within a block.

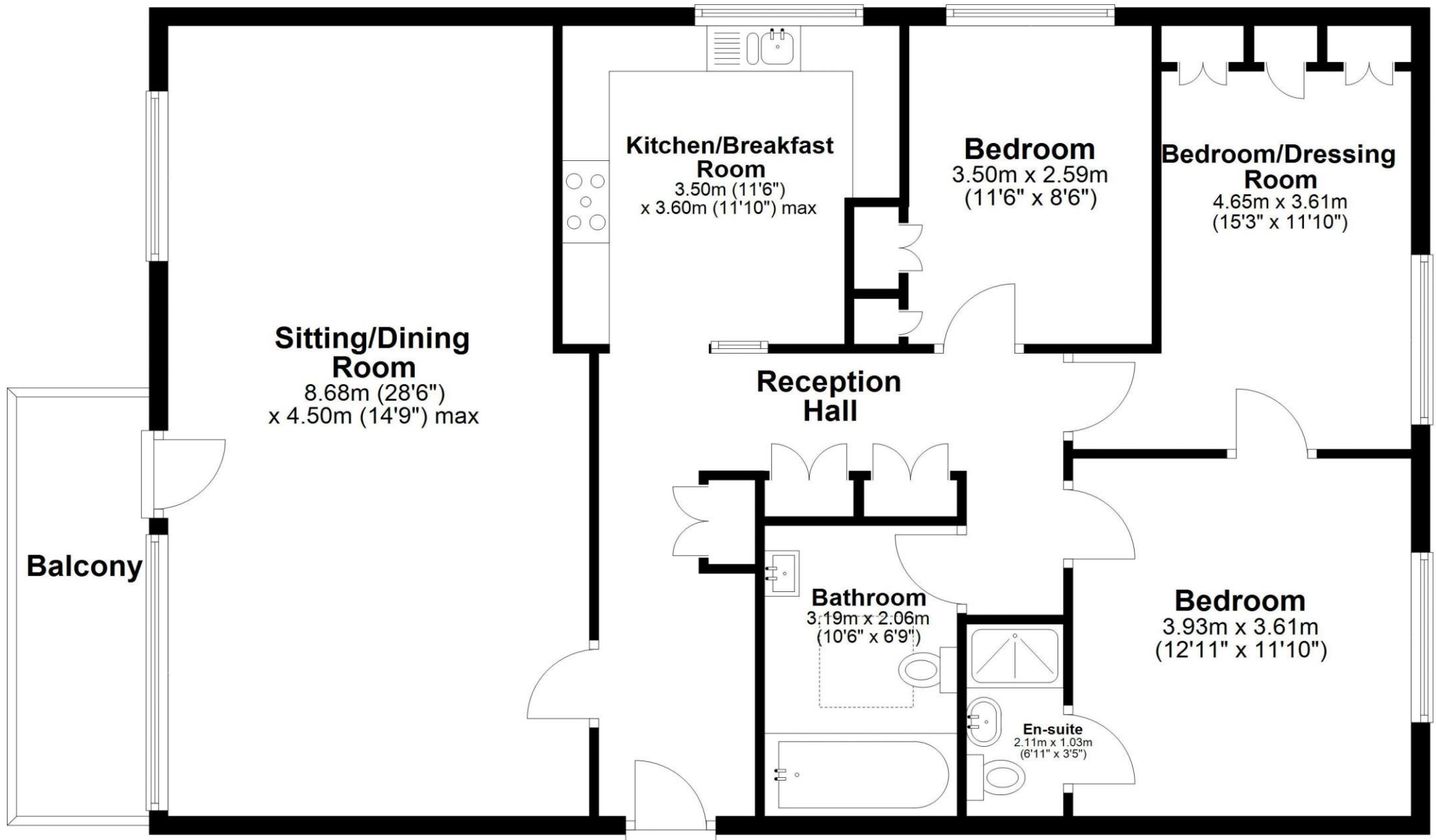
Double glazed throughout, with gas central heating, this lovely second floor apartment simply demands an early inspection and viewings are strongly advised.

Services | Mains; Electricity, Gas, Water, Drainage | Tenure; Leasehold | Lease Term Remaining; 146 Years | Service Charge; £2,911.68 Per Annum | Council Tax; Band E | Energy Performance Certificate; Rating D

**Price Guide: Guide Price £360,000**

## Second Floor

Approx. 115.2 sq. metres (1239.9 sq. feet)



Total area: approx. 115.2 sq. metres (1239.9 sq. feet)

**14 Brookfield, Westfield, -**





# SANDERSON YOUNG

Regional Gosforth Office  
95 High Street | Gosforth  
Newcastle upon Tyne | NE3 4AA  
[gosforth@sandersonyoung.co.uk](mailto:gosforth@sandersonyoung.co.uk)  
0191 213 0033