58 Montagu Court
Gosforth

Price Guide: £325,000
SITUATION AND DESCRIPTION

58 Montagu Court is situated in the middle section of the lower tower block in this prestigious development and enjoys an outstanding aspect overlooking Gosforth and the Town Moor.

The apartment has been owned by the same family for many years and has been refurbished in recent times, benefitting from replacement double glazed windows and doors and a modern gas central heating system with boiler and radiators.

The property has a lift access up to the second floor, with a reception hall shared by two apartments. The interior layout includes an entrance reception hall with cloakroom/wc and cloak store cupboard. The kitchen/breakfast room is at the front of the building and is well equipped with modern units and built-in appliances. The property has a large dining room which leads to a balcony and an equally large sitting room with sunken floor and an aspect over the Town Moor.

There are two large double bedrooms, both beautifully equipped and fitted with Hammonds wardrobe furniture. One of the bedrooms has an en-suite bathroom/wc with separate shower and the other has its own corner shower and wash basin.

The apartment has the unusual benefit of two single garages within the basement parking area and the grounds are beautifully maintained by the communal management fund.

Replacement double glazed windows and recently installed gas central heating have made a significant difference to this lovely apartment, which is light and bright with great aspect and views.

Viewing is strongly recommended.

The property comprises:
The communal stairs and lift shaft are accessed from the middle tower of the lower block and lead up to the second floor where there are two apartments. No. 58 has its own private reception hall.

RECEPTION HALL
With egg and dart cornicing, decorative wall displays, central heating radiator with lattice fronted cover, contrasting emulsion and wallpaper decoration and mirror fronted doors concealing built-in cloaks storage cupboard.

CLOAKROOM/WC
Comprising close coupled wc, vanity wash hand basin with cupboards beneath, tiled walls, Expelair unit and spot lighting.

KITCHEN/BREAKFASTING ROOM (rear facing) 15’8 x 11’11 (4.79m x 3.63m)
With a range of light painted base, wall and drawer cabinets with laminate wood worktop surfaces, built-in single drainer sink unit with separate waste disposal. Appliances include a four ring electric hob with extractor hood above, Miele built-in dishwasher, AEG split level electric double oven, built-in CDA refrigerator and freezer and spacing for a washing machine and tumble dryer. The kitchen has a wall mounted Worcester Bosch central heating boiler, double panelled radiator, laminate wood flooring, attractive lighting and useful general store cupboard.

From the hall panelled and glazed doors lead to the dining room.
DINING ROOM (front facing)
21’9 x 14’2 (6.64m x 4.32m)
With two double panelled radiators, replacement double glazed windows enjoying panoramic views over the Town Moor, plaster work and cornicing, wall lighting and glazed double door leading out onto the balcony.

An archway with two steps leads down to the sitting room, which also has its own access from the hall.

SITTING ROOM (front facing)
22’4 x 16’11 (6.82m x 5.15m)
The lounge has a sunken floor and enjoys beautiful views from the double glazed windows and doors which lead onto the balcony. Further features include an attractive marble fireplace surround, hearth and mantle and electric fire housing, three double panelled radiators and wall lighting.

From the sitting room a panelled door leads on to the private passageway which links to the two bedrooms. The passageway has a walk-in shelf store cupboard and access to the master bedroom.

MASTER BEDROOM (rear facing)
15’8 x 12’11 (4.77m x 3.95m)
Extensively equipped and fitted with good quality wardrobes and bedroom furniture supplied by Hammonds, attractive wall lighting, double glazed replacement windows and single panelled radiator.

EN-SUITE BATHROOM
Well-appointed with a four piece suite comprising large white bath with side mounted chrome taps, pedestal wash hand basin, close coupled wc, corner shower cubicle with wet panelled walls, ceramic tiling to the walls and floor, spot lighting, feature radiator and towel rail and shaver socket.

BEDROOM TWO (front facing)
14’8 x 12’2 (4.48m x 3.7m)
Comprising corner shower cubicle with Mira shower unit, pedestal wash hand basin, high quality bedroom furniture by Hammonds, single panelled radiator, double glazed windows and door to front balcony.

EXTERNALLY
The gardens and grounds that surround Montagu Court are maintained under the communal management fund. The property has the benefit of two single garages to the lower ground floor, with lift access leading up into the apartment block and connecting to the second floor.

SERVICES
The apartment has mains gas, electric, water and drainage.

TENURE
Leasehold

COUNCIL TAX
Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING
Grade: C
TOTAL APPROX. FLOOR AREA 1611 SQ.FT. (149.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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All enquiries please contact:

**Gosforth Office**
95 High Street | Gosforth | Newcastle upon Tyne | NE3 4AA

t: 0191 2130033
f: 0191 2233538

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