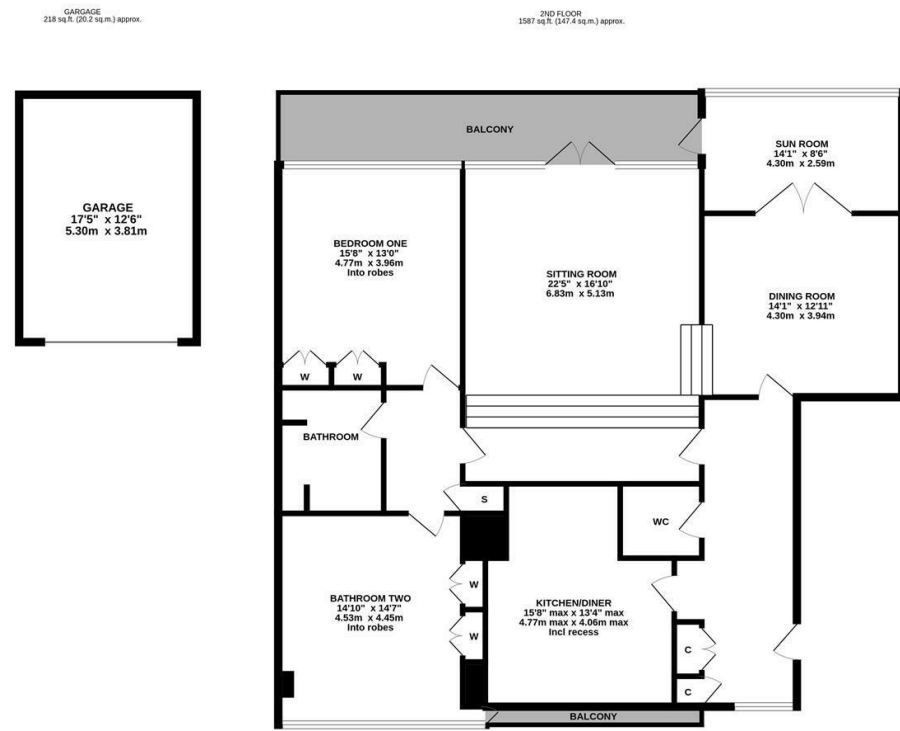




No Onward Chain! With breathtaking views, this generous two bedroom, purpose built apartment is ideally located to the 2nd floor of Montagu Court, Gosforth. Designed by local architects Waring Netts and originally constructed in 1963, this landmark development stands in contrast to the expanse of Newcastle's town moor on Montagu Avenue, Gosforth.

Boasting over 1,800 Sq ft (including the garage) the accommodation briefly comprises: communal entrance hall with secure telephone entry system and both lift and stairs access to the second floor; private entrance hall with two storage cupboards and separate WC; 22ft split level sitting room with feature fireplace and south facing windows together with French doors leading out to the balcony; dining room with double door access to the sun room, with further access to the balcony; kitchen diner with a range of fitted units, work surfaces and tiled flooring; two bedrooms, both with fitted wardrobe storage and bedroom two with second balcony access; bathroom complete with shower suite. With allocated off-street parking and a garage, early viewings are advised to appreciate this great purchase opportunity.

Generous 2nd Floor Apartment | 1,804 Sq ft (167.6m<sup>2</sup>) | Two Bedrooms | Sitting Room | Dining Room | Sun Room | Kitchen Diner | WC | Bathroom with Shower Suite | Balcony to Front & Rear | Allocated Off-Street Parking & Garage | GCH | No Onward Chain | Leasehold with 942 Years Remaining | Service Charge £5,000 Per Annum | Council Tax Band G | EPC: C



TOTAL FLOOR AREA: 1804 sq ft (167.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**Offers Over £370,000**

**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

