



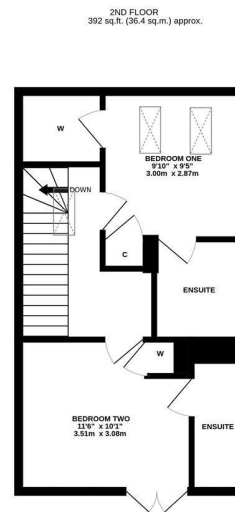
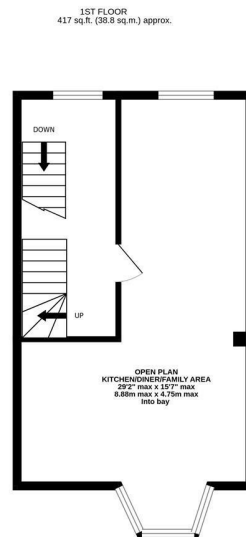
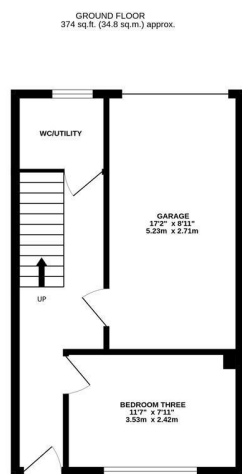
This well presented townhouse is centrally located within this landmark development, originally designed by architect WL Moffat, and constructed in 1869. Lanesborough Court, granted Grade II listing, was sympathetically converted by Yuill Homes during the turn of the last millennium. St Nicholas Hospital Conservation Area offers a tranquil and gated setting in the middle of the City and gives excellent access to everything Gosforth has to offer.

Having undergone full refurbishment and set over three floors, the accommodation briefly comprises: entrance hall with stairs to first floor and under-stairs storage with separate WC and utility; integral garage measuring 17ft; bedroom three. The first floor landing gives access to a 29ft open plan kitchen diner and family area with spot lighting and dual aspect windows including walk in bay, kitchen area with a range of fitted units together with work surfaces. The second floor landing with sky light gives access to; bedroom one with two Velux windows, storage cupboard, fitted wardrobe storage cupboard an en-suite shower room; bedroom two with fitted wardrobe storage cupboard, en-suite shower room and Juliette balcony. Externally, a private double driveway together with integral garage access, further communal parking providing further off-street parking. Also with extensive, well manicured communal gardens, this delightful property demands an internal inspection.

Mid-Terrace Townhouse | 1,183 Sq ft (109.9m²) | Three Bedrooms | 29ft Open Plan Kitchen/Diner & Family Area | Downstairs WC | Two En-Suite Shower Room | 17ft Garage | Communal Parking | Well Presented | Leasehold with 976 Years Remaining | Council Tax Band D | Service Charge £3,005.98 Per Annum | Ground Rent £85 Per Annum | EPC: C

Offers Over £290,000

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.



TOTAL FLOOR AREA: 1183 sq.ft. (109.9 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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