



With panoramic views over Nuns Moor towards the city and beyond, this substantial south facing apartment is located on the 2nd floor of the lower block of Montagu Court, a landmark development designed in 1964 by Newcastle architects Waring Netts.

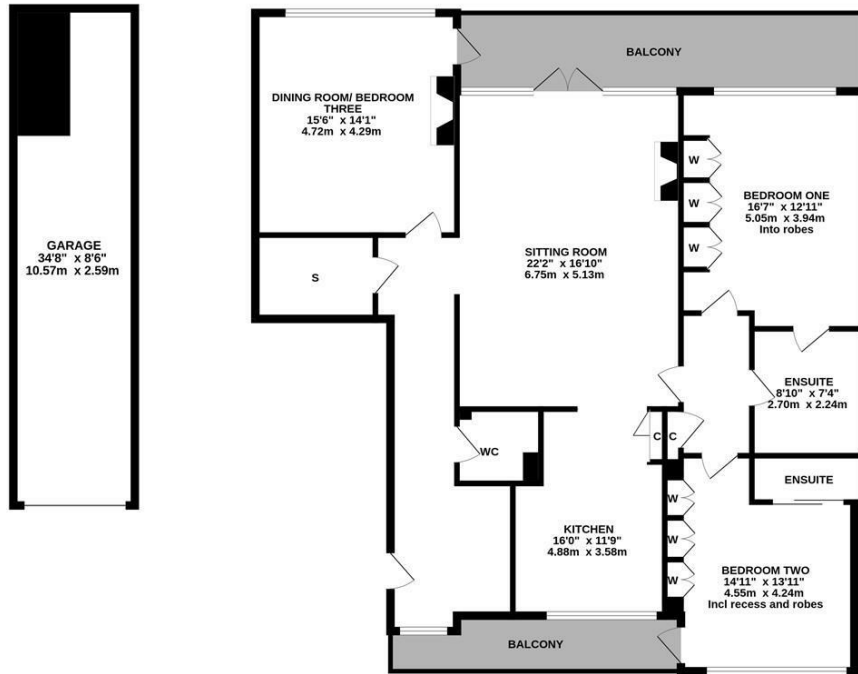
Recently renovated to a high standard, the accommodation briefly comprises: communal entrance with secure telephone entry system and lift access to all floors; private entrance hall with walk in storage cupboard and cloak room with wall hung WC, sink and storage space; 22ft(6.75m) split level sitting room with feature fireplace and double door access to an impressive south facing balcony providing uninterrupted views over Nuns Moor towards Town Moor; kitchen with a range of fitted units together with white Silestone work surfaces, two integrated eye level AEG combination ovens with Neff induction hob and 50/50 fridge freezer, storage cupboard and down lighting; dining room/bedroom three with feature fire with inset electric 'real flame'; a further two bedrooms, accessed via an inner hallway with linen cupboard, both comfortable doubles with fitted panelling, fitted wardrobes, bedroom two also with sliding door access to an en-suite and access to its own balcony; Jack & Jill bathroom complete with four piece suite and spot lighting. Externally, well manicured communal gardens and a privately owned, double length garage, part double height and with a mezzanine storage area. The garage is conveniently situated adjacent to the basement lift entrance. Fully re-wired, certified and well presented throughout with Amtico flooring and neutral coloured carpets, this light and airy apartment demands an internal inspection.

Purpose Built Apartment | 1,729 Sq ft (160.6m²) | Two/Three Bedrooms | Sitting Room to Kitchen | Dining Room/Bedroom Three | WC | Two Balcony Areas Providing Open Aspect Views | Double Length Garage | Light & Airy Feel | Well Presented Throughout | GCH | Leasehold - 942 Years Remaining | Service Charge £5,600 Per Annum (with inclusions, ask agent) | Council Tax Band F | EPC: C



GARAGE
262 sq.ft. (24.4 sq.m.) approx.

2ND FLOOR
1466 sq.ft. (136.2 sq.m.) approx.



TOTAL FLOOR AREA: 1729 sq.ft. (160.6 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.
Made with Metrepx ©2024.



Offers Over £450,000

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.

