



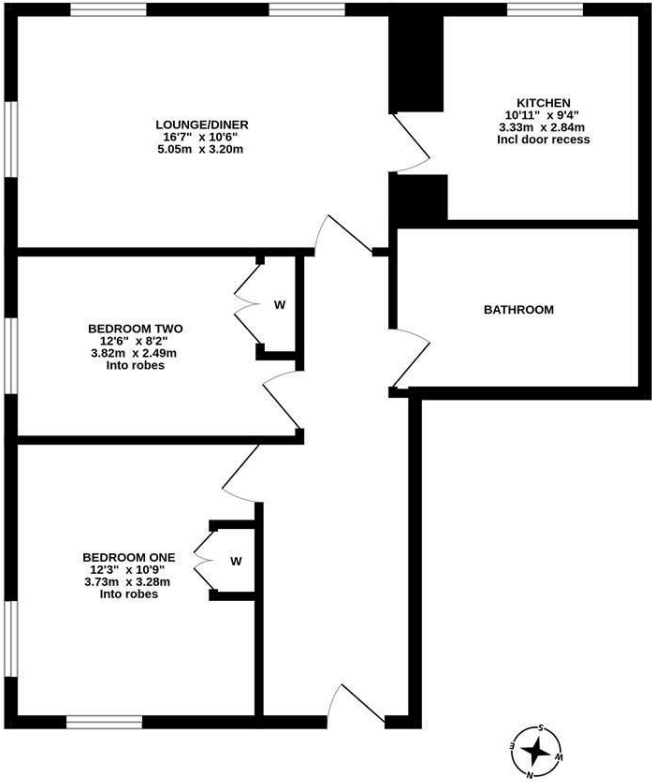
With extensive communal gardens, this well appointed apartment is located to the first floor within this landmark Victorian conversion. Originally designed by architect, WL Moffat, and constructed in 1869, Lanesborough Court, granted Grade II listing, was sympathetically converted by Yuill Homes during 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.

The accommodation briefly comprises; private entrance hall; 16ft lounge diner with dual aspect views; kitchen with fitted units and work surfaces; bathroom complete with three piece suite and spot lighting; two bedrooms, both with fitted wardrobe storage. Externally, as well as the delightful communal gardens, the apartment also boasts allocated parking.

First Floor Apartment | 694 Sq ft (64.5m2) | Two Bedrooms | 16ft Lounge Diner | Kitchen | Bathroom | Allocated Off-Street Parking | Communal Gardens | Leasehold | Service Charge £2,601.60 Per Annum | Council Tax Band C | EPC: C



1ST FLOOR
694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA: 694 sq.ft. (64.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 £200,000

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