

# BRUNTON

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## RESIDENTIAL



**MONTAGU COURT, GOSFORTH, NE3**

**Offers Over £499,500**



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Superb Purpose-Built Apartment Boasting Outstanding Open Aspect Views over Newcastle's Town Moor & Towards the City Centre, Offering Impressive Open Plan Living, Three Bedrooms, Kitchen/Diner, Bathroom plus En-Suite, Two Private Balconies, Private Garage & Available with No Onward Chain!

This well presented, three-bedroom, purpose-built apartment offers nearly 2,000 Sq ft of internal living space and was purchased by the current owners back in 1996. The property, which has been refurbished by the current owners, is ideally located to the 15th floor of the prestigious Montagu Court, Gosforth and offers spectacular open aspect views out towards the Town Moor, Newcastle City Center, and towards Gosforth.

Montagu Court itself was originally designed by local architects Waring & Netts in 1963. This desirable apartment development is perfectly situated on Montagu Avenue, Gosforth and stands in contrast to the expanse of Newcastle's Town Moor.



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Available for immediate possession, the internal accommodation comprises: Lobby with concierge desk | Secure communal entrance with lift and stair access to all floors | Private access at the 15th Floor | Reception hallway with built in storage and fitted cloak cupboards | Re-fitted cloakroom/WC | Fabulous split level and open plan living and dining room with southernly open aspect views and access to the private south west facing balcony.

A door to the rear of lounge leads into a good-sized kitchen/diner which enjoys excellent views to the north, with integrated appliances, tiled flooring and a fitted dining table.

The rear hallway provides further fitted storage and gives access to three good sized bedrooms. Bedroom one is an impressive principal suite, which enjoys a walk-in wardrobe with further fitted storage and a generous en-suite bathroom with four-piece suite | Guest double bedroom/bedroom two with bespoke fitted wardrobes and views out to the east | Third bedroom/home office with access to second balcony. Fully tiled bathroom with three piece suite.

The apartment also provides a private garage which is situated beneath the block and both residents and visitor parking which can be found in the developments grounds.

This 'turn key' apartment is perfect as a city base or as a lock up and leave home and is immaculately presented throughout, with a gas 'Combi' boiler, modern (radiator free) 'ThermaSkirt' heating, an on-site concierge, two lifts and double-glazed windows, early inspections are strongly advised.





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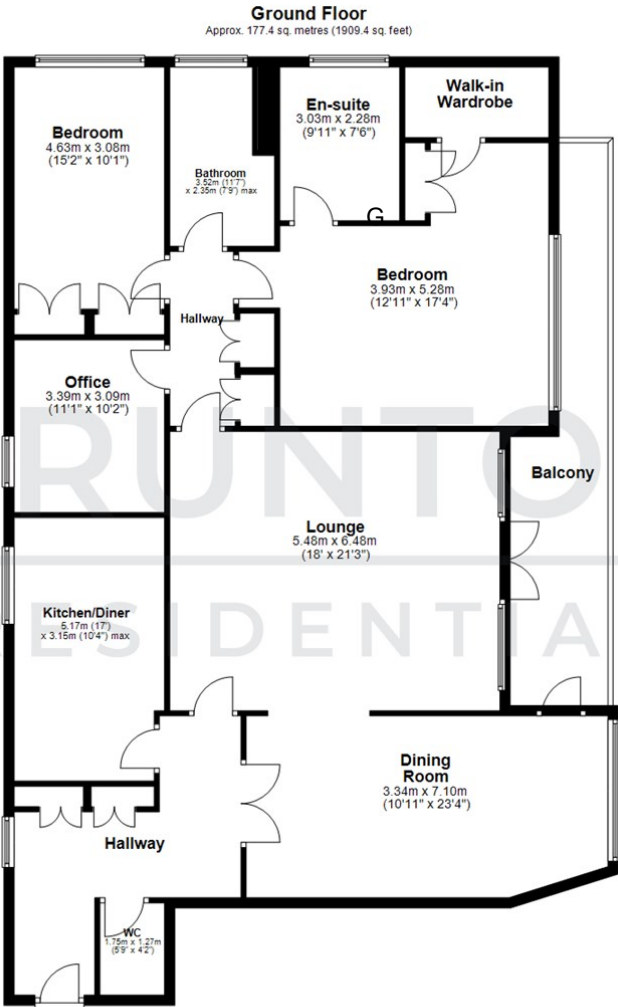
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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : G

EPC RATING : C



Total area: approx. 177.4 sq. metres (1909.4 sq. feet)

All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.

