

# BRUNTON

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## RESIDENTIAL



**MONTAGU COURT, GOSFORTH, NE3**

**Offers Over £230,000**



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Well-Presented Two-Bedroom Apartment Set Within the Desirable Montagu Court Development in Gosforth, Newcastle Upon Tyne. Offering a Spacious Dual-Aspect Lounge/Diner, Private Balcony and Views Across Landscaped Gardens,

The internal layout includes two well-proportioned bedrooms, a bright and airy reception room with access to outdoor seating, a stylish modern shower room, and ample storage throughout. The surrounding greenery and communal lawns enhance the sense of space and tranquillity.

Located in a desirable area of Gosforth, the property enjoys a picturesque outlook easy access to local amenities and excellent transport links to the city centre and beyond.



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Internal accommodation briefly comprises: Central hallway which provides access to all rooms. To the left is a modern shower room, fitted with a walk-in shower, washbasin, WC, and a heated towel rail. The hallways also gives access to two well-proportioned bedrooms, both of which feature fitted storage.

Continuing along the hallway, you'll find a modern kitchen offering a range of wall and base units with plenty space for appliances and a large window that enjoys views over the surrounding greenery. The space is finished with practical wood-effect flooring.

At the end of the hallway, there is a generous dual-aspect lounge/diner, which includes a fireplace and benefits from direct access to a private balcony, providing a lovely outdoor seating area.

The apartment benefits from a lift servicing all floors as well as having dedicated resident parking.





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TENURE : Leasehold

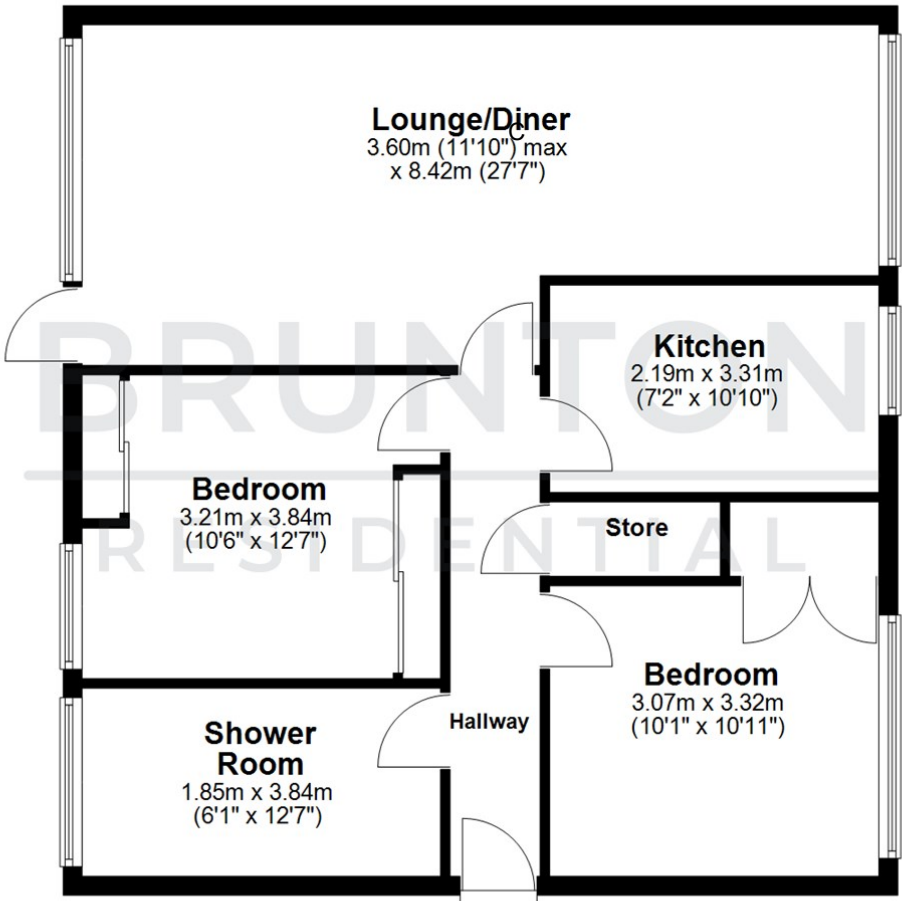
LOCAL AUTHORITY : Tyne and Wear

COUNCIL TAX BAND : C

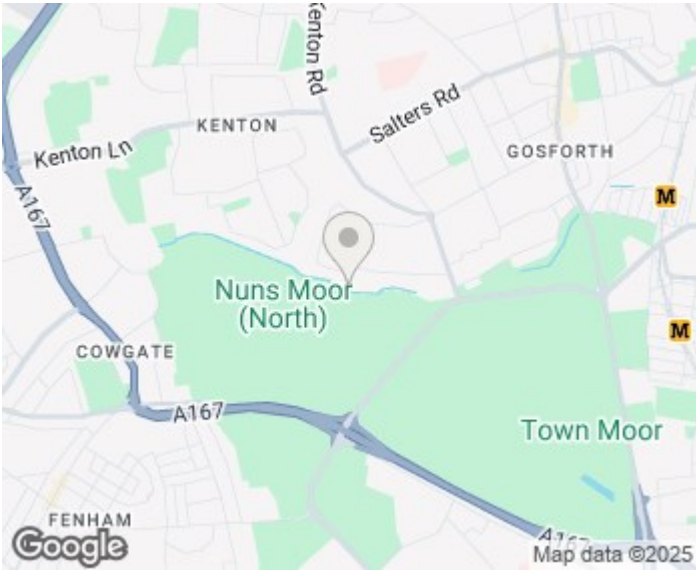
EPC RATING : C

### First Floor

Approx. 74.6 sq. metres (803.5 sq. feet)



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	