



74 Montagu Court

Gosforth



SANDERSON
YOUNG





74 Montagu Court Gosforth, NE3 4JL

This superb, three bedroom, purpose built apartment is ideally located to the 4th Floor of the lower block of the prestigious Montagu Court, Gosforth. Offering spectacular views over Newcastle's Town Moor, Newcastle City Centre and Gosforth, this stunning contemporary apartment is finished to the highest specification and offers a generous and private south west facing balcony, lift access and a private double length garage.

The internal accommodation comprises : Communal entrance with secure entry phone system, lift and stair access to all floors | Private entrance at the 5th floor level | Entrance hall with guest cloakroom/WC and three store cupboards | Fabulous open plan and split level, lounge and dining space with bespoke fitted storage and French doors leading to the private south west facing balcony.

Price Guide:
2 2 2 C
Offers Over £495,000





The dining area also offers access to a separate living area/snug and offers fantastic, uninterrupted views over Newcastle's Town Moor. The kitchen/breakfast room is accessed from the main hallway. This beautiful kitchen offers modern cabinetry with an abundance of storage, stone work surfaces, two integrated ovens and combi microwave with warming drawer, central island with breakfast bar and enjoys wonderful views over central Gosforth with a door leading to bedroom three/study.

The rear hallway offers useful built in storage and provides access to three bedrooms, of which two are comfortable doubles | Impressive principle bedroom suite with walk in dressing room and en-suite shower room with five piece suite including dual sinks, bath and shower | Guest double bedroom with a range of fitted wardrobes and superb views to the east and door to rear balcony/fire escape | Third bedroom/home office with fitted storage and desk, with access to kitchen | Shower room which is fully tiled with three piece suite.

Services: Mains electric, gas, water and drainage | Tenure: Leasehold | Lease Remaining: 943 Years | Service Charge: £5990.06 per annum | Ground Rent: NA | Council Tax: Band G | Energy Performance Certificate: Rating C



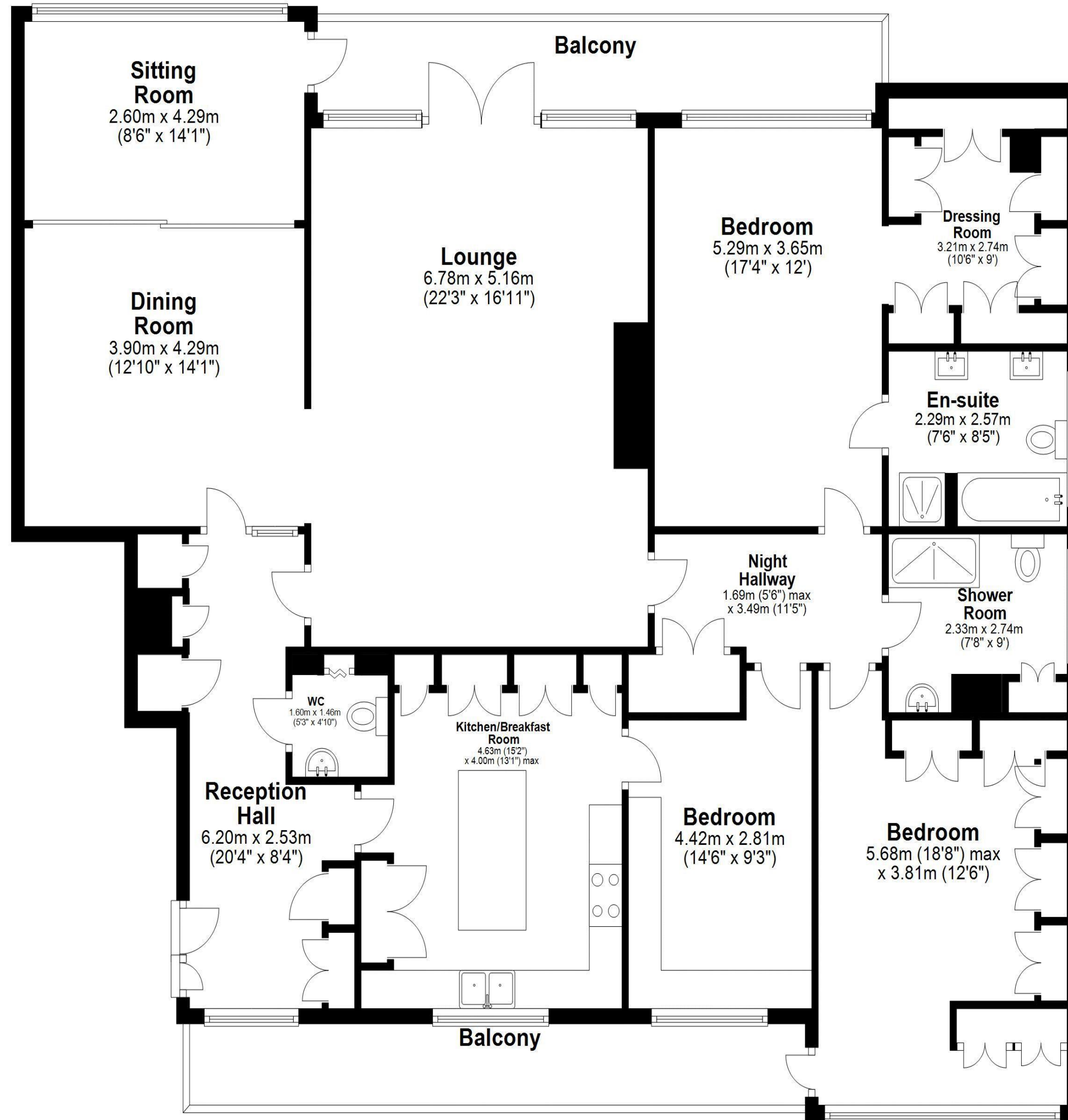
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Fourth Floor

Approx. 182.5 sq. metres (1964.1 sq. feet)



Total area: approx. 182.5 sq. metres (1964.1 sq. feet)

74 Montagu Court, Gosforth



Externally the apartment offers two private single garages with electronic up and over door with both resident and visitor parking accommodated to the front of the development. Immaculately presented throughout, early viewings are deemed essential to fully appreciate the size and quality of accommodation on offer.

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