



18 Montagu Court

Gosforth



SANDERSON
YOUNG



18 Montagu Court Gosforth

Situated to the sixth floor of the sought-after Montagu Court, Gosforth, is this light and spacious two bedroom apartment. Originally constructed in 1963 by local architects Waring & Netts, Montagu Court is a landmark development that is ideally located on the highly regarded Montagu Avenue, with a concierge service, lift and stair access to all floors, as well as resident and visitors parking.

Offering panoramic views of the North East, this well presented apartment has been refitted to a good standard with a new kitchen and bathroom. The property also benefits from a private single garage with electric door, power and lighting.



Price Guide:

Offers Over £260,000

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The internal accommodation comprises: Communal entrance with concierge and secure entry phone system | Lift and stair access to all floors | Private hallway with cloaks cupboard | Large open plan lounge/dining room with dual east/west aspect windows and a door opening to the private balcony with uninterrupted views of the city and towards Northumberland |

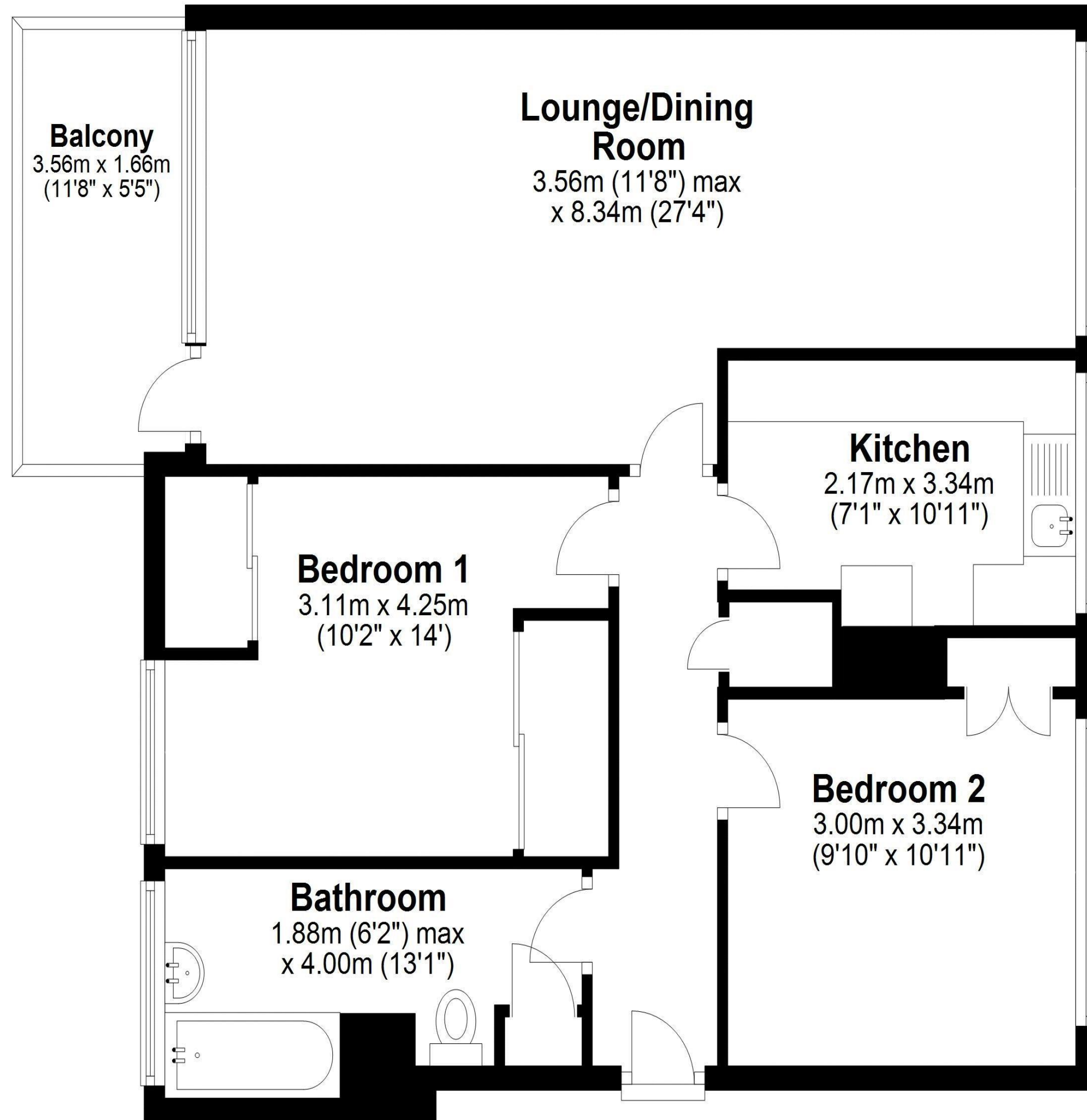
Stylish refitted kitchen with integrated appliances and high gloss cabinets | Two double bedrooms, both with fitted storage | Refitted bathroom with separate bath and shower | Single garage with electric door, power and lighting | Residents and visitors parking.



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Ground Floor



Montagu Court is located nearby to a range of local amenities, such as the cafes, restaurants, pubs and shops on Gosforth High Street. Positioned on the edge of Newcastle's Town Moor, the apartment also offers easy access to Newcastle Golf Course, Jesmond and to Newcastle City Centre itself.

Well-presented throughout, with gas 'Combi' central heating and double glazed windows viewings are advised.

Services: Mains electric, gas, water and drainage | Tenure: Leasehold | Lease Remaining: 943 Years | Lease Expires: 2916 | Ground Rent: n/a | Service Charge: £3360 pa | Council Tax: Band C | Energy Performance Certificate: Rating C

Disclaimer: Floorplan is of a replica two bedroom apartment and measurements are to be used as a guidance only.