



37 Montagu Court

Gosforth



SANDERSON
YOUNG



37 Montagu Court Gosforth, NE3 4JL

Fully Refurbished, Luxury Apartment with Wonderful Open Aspect Views over Newcastle's Town Moor & Towards the City Centre, Offering Impressive Open Plan Living, Three Bedrooms, Two Balconies, Double Length Garage & Available with No Onward Chain!

This immaculately presented, three-bedroom, purpose-built apartment is ideally located on the 13th floor of the prestigious Montagu Court, Gosforth and offers spectacular south and easterly views towards the Town Moor, Newcastle city centre and Gosforth itself. This stunning apartment has been fully refurbished and remodelled and is finished to the highest specification throughout, with stylish design features and bespoke fittings, and is one of the finest examples of these beautiful apartments which are situated within Montagu Court.

Price Guide:

Guide Price £575,000

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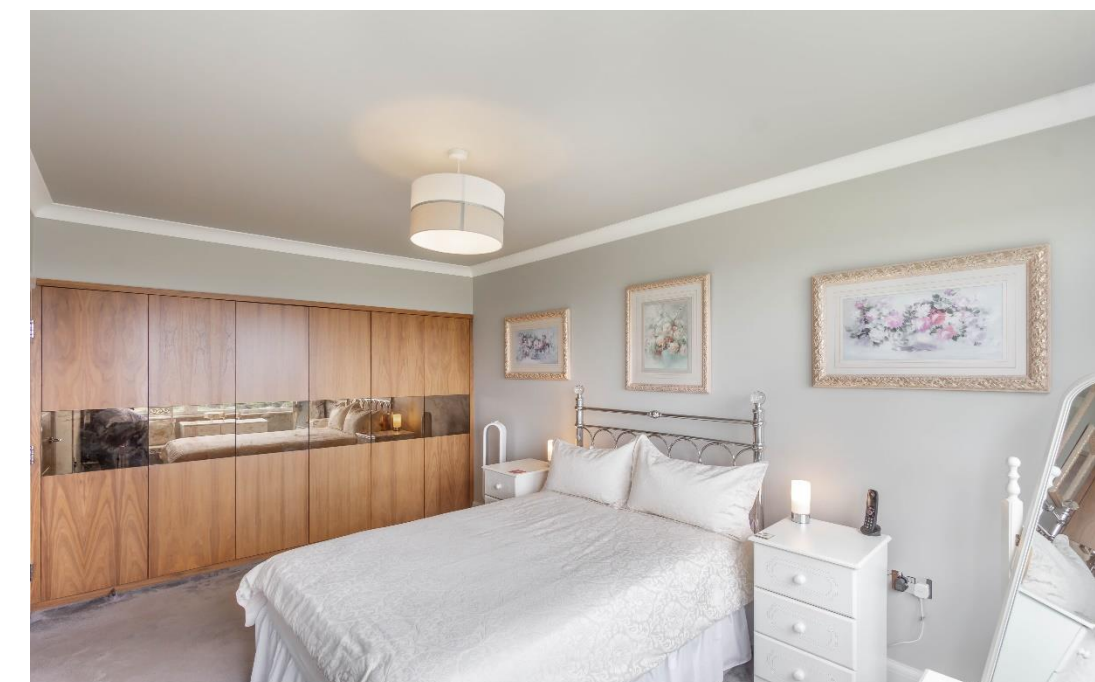


Some of the internal features include: Engineering oak flooring with walnut internal doors, concealed lighting, remote controlled mood lighting to the two living areas, a stylish re-fitted kitchen with 'Neff' integrated appliances, bespoke fitted cabinetry to both the principle and guest bedroom and two contemporary re-fitted bathrooms.

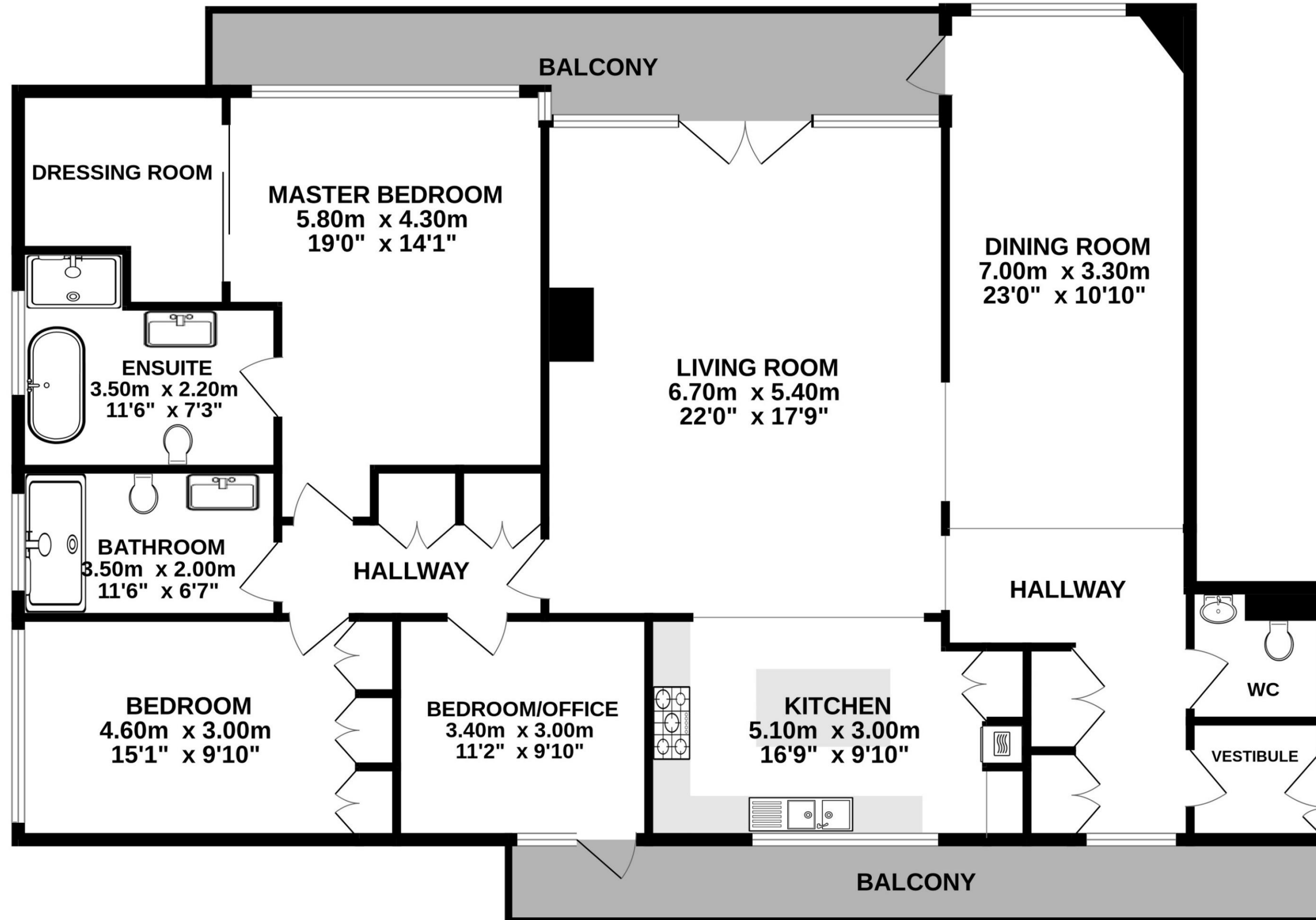
The internal accommodation comprises : Lobby with concierge desk | Secure communal entrance with lifts and stairs access to all floors | Private access at the 13th Floor | Reception hallway with built in storage and fitted cloak cupboards | Re-fitted cloakroom/WC | Fabulous split level open plan living and dining room with open aspect views and access to the private balcony | The impressive living space is open to the stylish kitchen/breakfast room with Dekton worktops and breakfast bar and floor tiles, Integrated 'Neff' appliances and dishwasher | Rear hallway with bespoke fitted storage gives access to three bedrooms | Impressive principle bedroom with fitted large walk in dressing room and bespoke cabinetry | Stylish ensuite bathroom with four piece suite | Guest double bedroom with bespoke fitted wardrobes and views to the east | Third bedroom/home office with access to second balcony | Double length garage | Resident and visitor parking.



Harriet Scott
0191 213 0033
harriet.scott@sandersonyoung.co.uk



13TH FLOOR
166.0 sq.m. (1786 sq.ft.) approx.



Beautifully presented throughout, with a new gas 'Combi' boiler and double-glazed windows, early inspections are strongly advised.

Services: Mains electric, gas and drainage | Tenure: Leasehold | Lease Term Remaining: 998 Years | Service Charge: £6144.32 Per Annum | Council Tax: Band C | Energy Performance Certificate: Rating C

TOTAL FLOOR AREA : 166.0 sq.m. (1786 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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