



14 Lanesborough Court

Gosforth



SANDERSON
YOUNG



14 Lanesborough Court
Gosforth, NE3 3BZ

Wonderful First Floor Conversion Apartment Situated within a Prestigious & Gated, Grade II Listed Development Offering Lounge/Diner, Kitchen, One Double Bedroom and Bathroom with an Allocated Parking Space, & Delightful South Facing Communal Gardens.

This lovely, first floor apartment, enjoys extensive communal gardens and is located within this landmark Victorian conversion in Gosforth. Lanesborough Court, which was designed by the architect WL Moffat, and was originally constructed in 1869.

The building was then sympathetically converted by Yuill Homes during the turn of the last millennium where it now offers one of only a handful a luxury and gated developments within Gosforth.

Price Guide:
Offers Over £175,000





Wonderful First Floor Conversion Apartment Situated within a St Nicholas Hospital Conservation Area offers a tranquil and gated setting which is placed towards the edge of the City and gives excellent access to everything Gosforth has to offer including outstanding local schooling, the shops, cafes and restaurants of Gosforth High Street and is placed only a short walk from the shops and amenities of Ashburton Village.

Accessed via secure electronic entrance gates, the apartment, which lies to the east wing of the development and entered through a communal door, briefly comprises: Communal entrance lobby with secure entry phone system and stairs to the first floor | Private entrance hall with bespoke fitted storage and loft access that could be used for storage | Impressive 24ft living/dining room with tall ceilings and three large sash windows which floor the space with natural light.



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Ground Floor

Approx. 65.1 sq. metres (700.8 sq. feet)

Lounge/Dining Room

3.18m (10'5")
x 7.61m (25') max

Bathroom

1.80m x 1.97m
(5'11" x 6'6")

Kitchen

4.31m x 1.76m
(14'2" x 5'9")

Reception Hall

4.11m x 2.97m
(13'6" x 9'9")

Bedroom

2.73m x 6.24m
(8'11" x 20'6")



Kitchen with integrated appliances, granite work-surfaces and sash window | Generous bedroom, measuring 18ft in length, with fitted wardrobe | Bathroom with three piece suite.

Services: Mains electric, gas, water and drainage | Tenure: Leasehold | Lease Remaining: 975 Years | Service Charge: £1,803.54 per annum | Council Tax: Band C | Energy Performance Certificate: Rating TBC

Total area: approx. 65.1 sq. metres (700.8 sq. feet)

14 Lanesbrough Court, Gosforth, Newcastle Upon Tyne