



22 Montagu Court

Gosforth



SANDERSON
YOUNG



22 Montagu Court Gosforth, NE3 3JL

LARGE PURPOSE BUILT APARTMENT, PRICED TO REFLECT REQUIRED UPDATING WITH PRIVATE SOUTH FACING TERRACE, EXTENSIVE VIEWS OVER NEWCASTLE'S TOWN MOOR & NO ONWARD CHAIN!

This substantial, purpose built apartment is situated to the 8th floor of the popular Montagu Court, Gosforth. Originally constructed in 1963 by local architects Waring & Netts, this landmark development is ideally located on Montagu Avenue, Gosforth. The property is offered to the market with vacant possession and occupies close to 1900 sq.ft of accommodation.

Price Guide:
Offers Over £385,000

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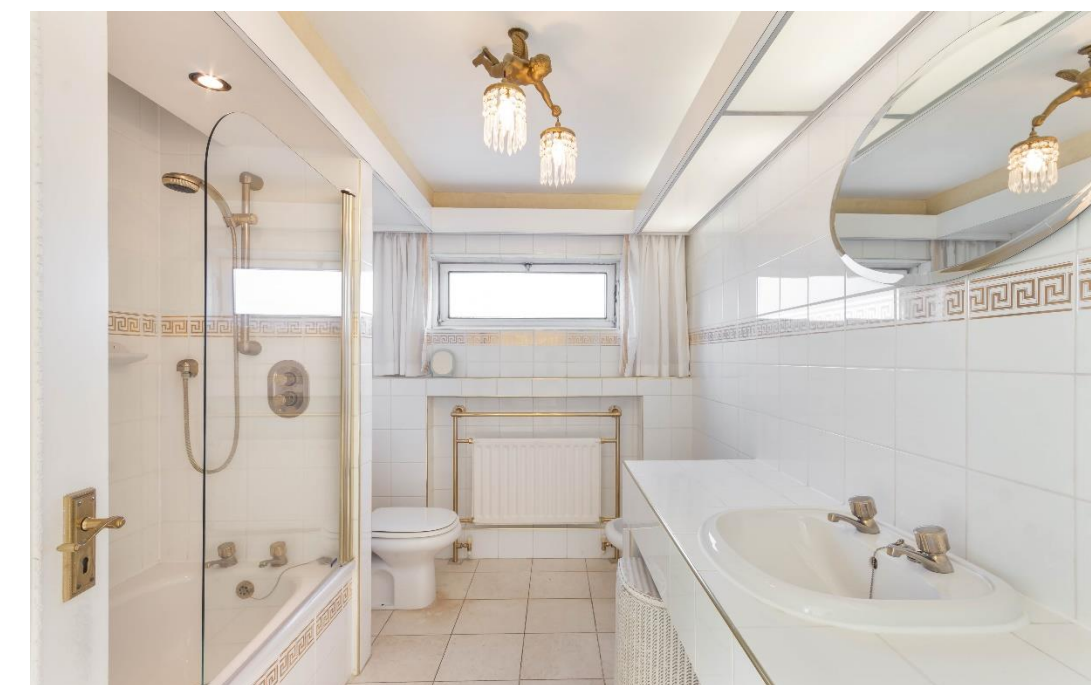




Communal entrance with lift and stairs to all floors | Private entrance hall at the eighth floor level with fitted storage and guest WC | Dining room which is open to the lounge and sun room with views | Impressive sunken living room with south facing picture windows and French doors leading to the first balcony on the south-west side, measuring 30ft in length, with superb views over the Moor to the city and beyond | Kitchen/Diner | Rear hallway with built in storage | Master bedroom with panoramic views, a generous space which boasts a dressing area and a generous en-suite shower room | Bedroom two with fitted robes and pleasant views to the east | Bedroom three, another comfortable double with door out to the second balcony on the north-west side | Family bathroom with separate shower and WC



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Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Version 1



Boasting a double length garage, an on-site concierge, two lifts, ample resident/visitor parking and lawned communal gardens, this is a fabulous opportunity for someone to place their own stamp on this lovely apartment.

Services: Mains electric, gas, water and drainage |
 Tenure: Leasehold | Lease Term Remaining; 941 Years |
 Service Charge; £6000 Per Annum | Council Tax: Band G | Energy Performance Certificate: Rating C

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