



75 Montagu Court

Gosforth



75 Montagu Court, Gosforth

Situated within this sought-after development in Gosforth, is this delightful two bedroom apartment, ideally located on the fifth floor with stunning views to the north and south.

Montagu Court, designed by renowned architects Waring & Netts, is a landmark development on the prestigious Montagu Avenue. The building offers lift and stair access to all floors, a concierge service, beautifully maintained gardens, CCTV and ample resident and visitor parking.

Boasting almost 1,800 Sq ft, the accommodation briefly comprises: Communal entrance hall with secure telephone entry system and lift and stairs access all floors | Private entrance hall with two storage cupboards and a WC | Impressive 22ft split level sitting room with dual windows and French doors leading out to the south facing balcony, providing views over the Town Moor and towards Newcastle City Centre | Dining room with sliding doors through to the sun lounge, again with balcony access | Kitchen with a range of fitted units and integrated appliances | Hallway with storage cupboard | Bedroom one with fitted wardrobes | Bedroom two, also with fitted wardrobes and a north facing balcony with further lovely views | Shower room with three piece suite





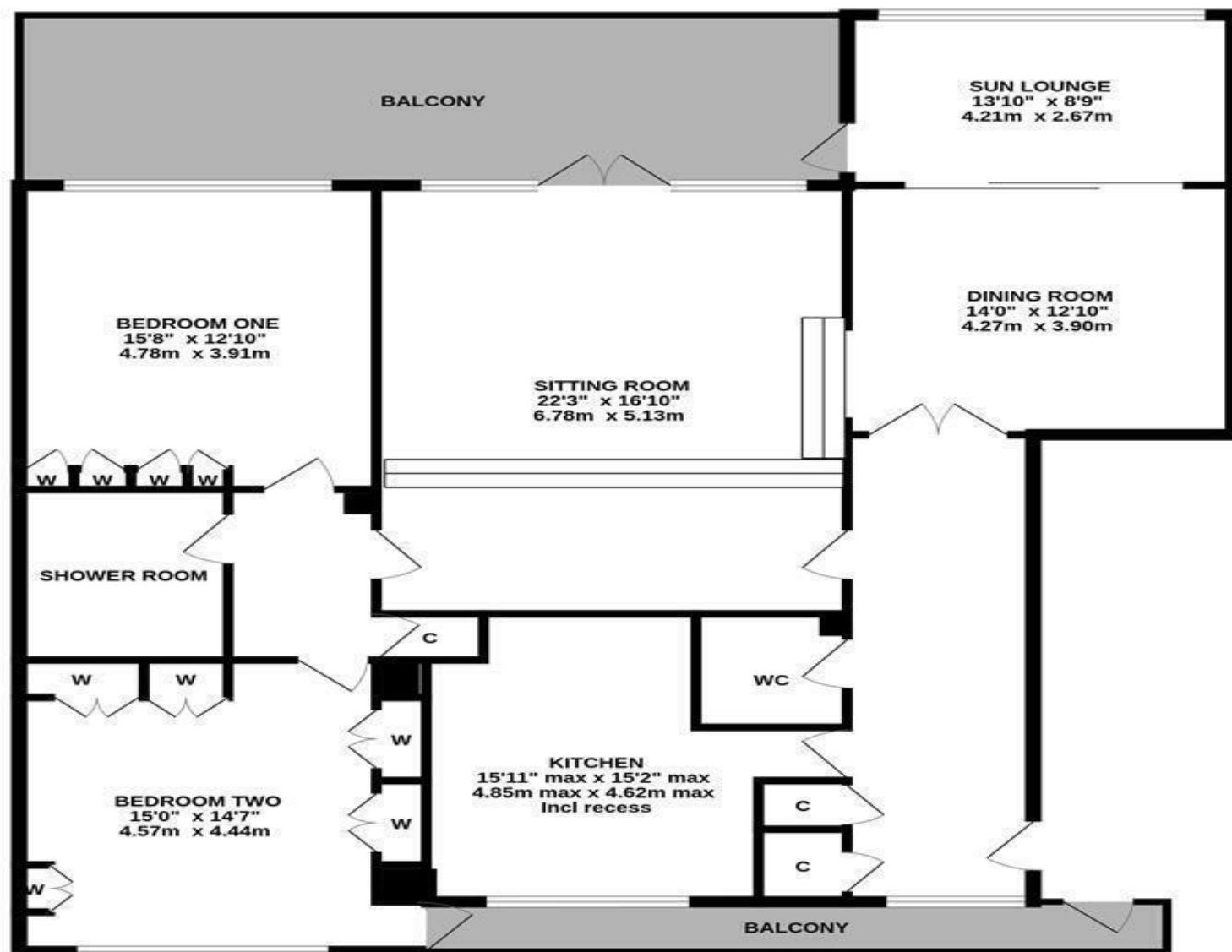
Externally, the property benefits from allocated off street parking and a single garage.

Services | Mains; Electricity, Gas, Water, Drainage | Tenure; Leasehold | Lease Term Remaining; 941 Years | Service Charge; £5209.32 Per Annum | Council Tax; Band F | Energy Performance Certificate; Rating C

Price Guide: Guide Price £350,000

GARAGE
215 sq.ft. (19.9 sq.m.) approx.

GARAGE
17'1" x 12'7"
5.20m x 3.83m



TOTAL FLOOR AREA : 1791 sq.ft. (166.4 sq.m.) 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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