



35a Lanesborough Court

Gosforth

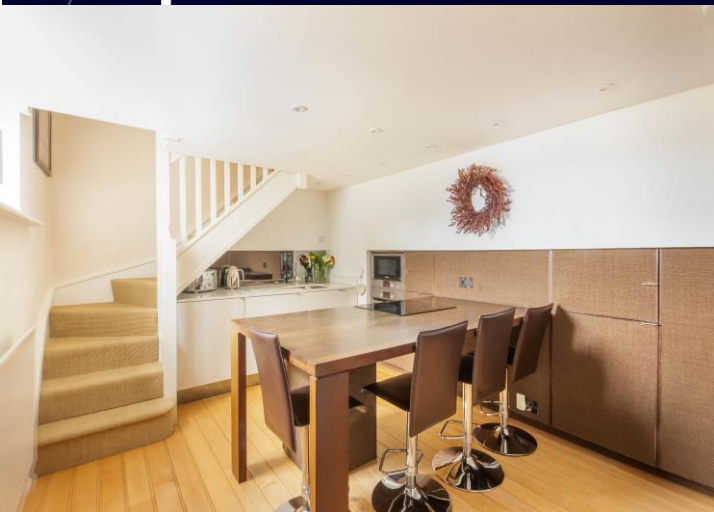


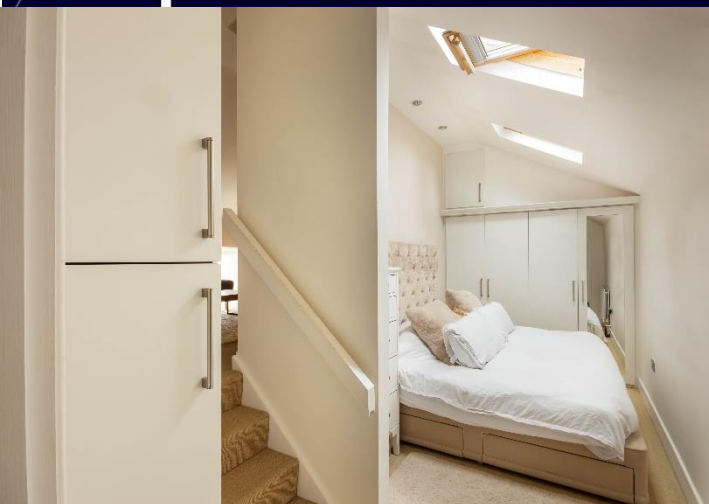
35a Lanesborough Court, Gosforth

A Stunning Grade II Listed One Bedroom Duplex Apartment in the Sought After Lanesborough Court

This beautifully presented one bedroom apartment is set on the second floor of a charming Grade II listed building, accessed via a tranquil and well maintained communal courtyard within the prestigious Lanesborough Court development. Offering an exceptional blend of character and contemporary comfort, the apartment spans two thoughtfully designed levels, providing living space ideal for professionals or couples.

The property offers bespoke fitted wardrobes and a stylish bathroom suite. The modern kitchen/breakfast room is equipped with high quality Bosch integrated appliances, leather lined cabinetry that provides ample storage, and a convenient breakfast bar, perfect for casual dining or entertaining.





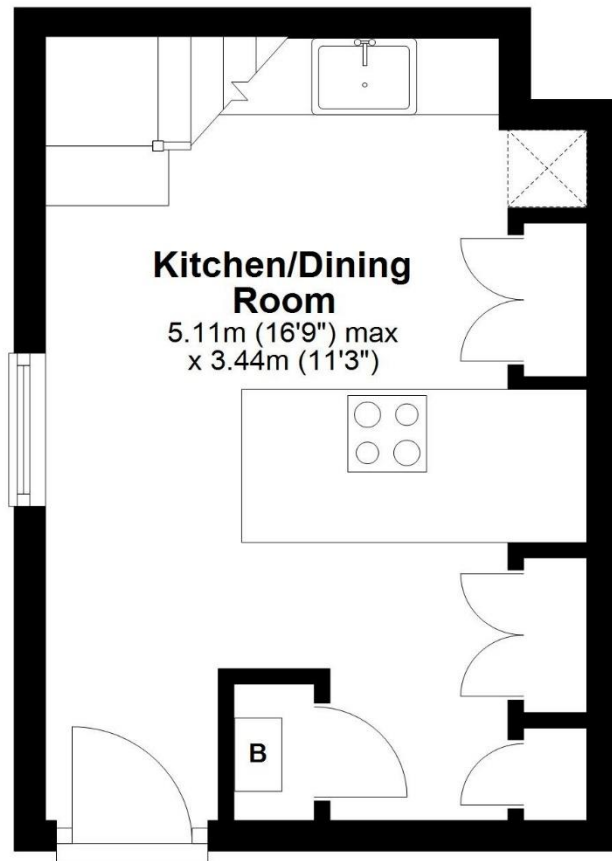
A staircase leads up to a light filled open plan living area, creating a warm and inviting space for relaxation. The master bedroom features custom built wardrobes, offering generous storage while the ensuite bathroom boasts a sleek design, complete with a shower over the bath. Additional benefits include a secure telephone entry system, an allocated parking space and access to beautiful communal gardens and courtyards.

Services | Mains; Electricity, Gas, Water, Drainage | tenure; Leasehold | Lease Term Remaining; 976 Years | Service Charge; £2,545.44 Per Annum | Ground Rent £50 Per Annum | Council Tax; Band B | Energy Performance Certificate; Rating TBC

Price Guide: Guide Price £174,995

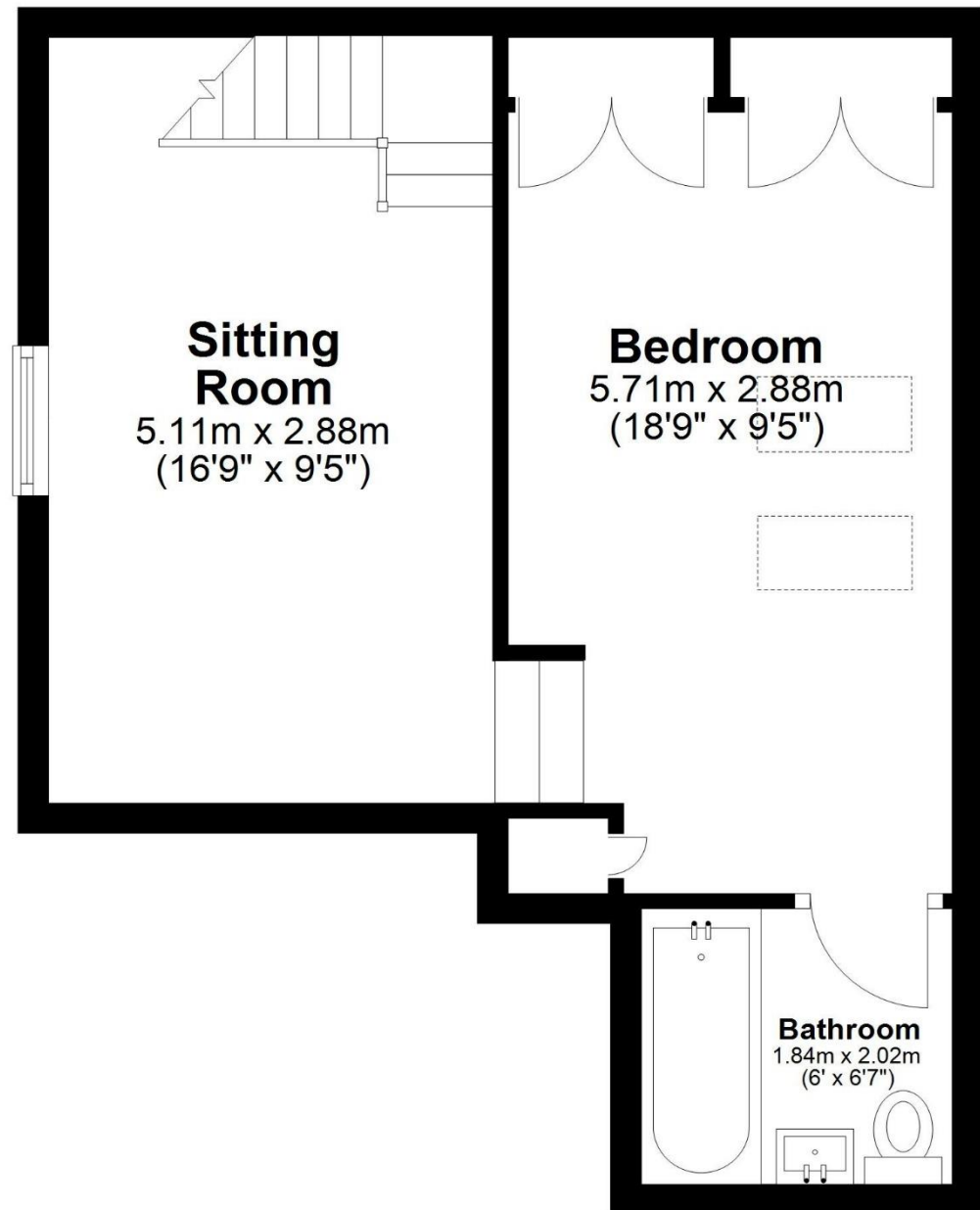
First Floor

Approx. 17.2 sq. metres (185.4 sq. feet)



Second Floor

Approx. 35.6 sq. metres (383.1 sq. feet)



Total area: approx. 52.8 sq. metres (568.5 sq. feet)

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