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MONTAGU COURT, NEWCASTLE UPON TYNE, NE3

Offers Over £245,000

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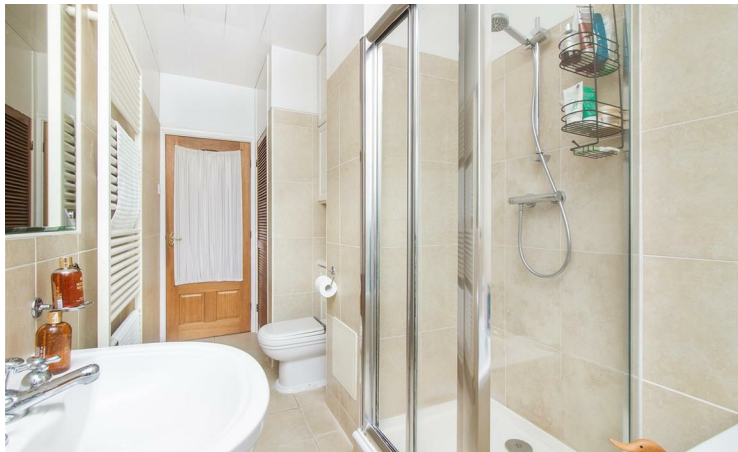
Well-Presented Purpose-Built Apartment, Situated on the Sixth Floor of the Iconic Montagu Court. With Two Double Bedrooms, Bathroom with Four-Piece Suite, Splendid 28ft Dual-Aspect Lounge/Diner Offering Open Aspect Views with Access to a Delightful Balcony, Off Street Parking and Separate Garage!

Enjoying open-aspect views across the Town Moor and Gosforth, this delightful apartment is located on the 6th floor of Montagu Court, a landmark development designed in 1964 by Newcastle architects Waring Netts.

Montagu Court, which is tucked just off from Montagu Avenue, is perfectly situated to provide direct access to everything central Gosforth has to offer, including Gosforth High Street, with its countless shops, cafes and restaurants.

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The internal accommodation briefly comprises: a central entrance hallway providing access to all main areas of the apartment.

To the left of the hallway and in immaculate condition, is the family bathroom, featuring a four-piece suite, tiled walls, tiled floors.

To the right is bedroom two, a fantastic double with fitted wardrobe space and open-aspect views. On the opposite side of the hallway lies bedroom one, also a generous double, again benefiting from fitted wardrobes.

The kitchen is fitted with a range of modern wall and base units, with tiled splashbacks, tiled floors, and a number of integrated appliances.

To the rear of the hallway is an impressive 28ft lounge/dining room with dual aspect views benefitting from natural light from front to back and provides access to a delightful private balcony.

Double glazed throughout and Immaculately presented, early viewings are deemed essential to fully appreciate the quality of accommodation on offer!



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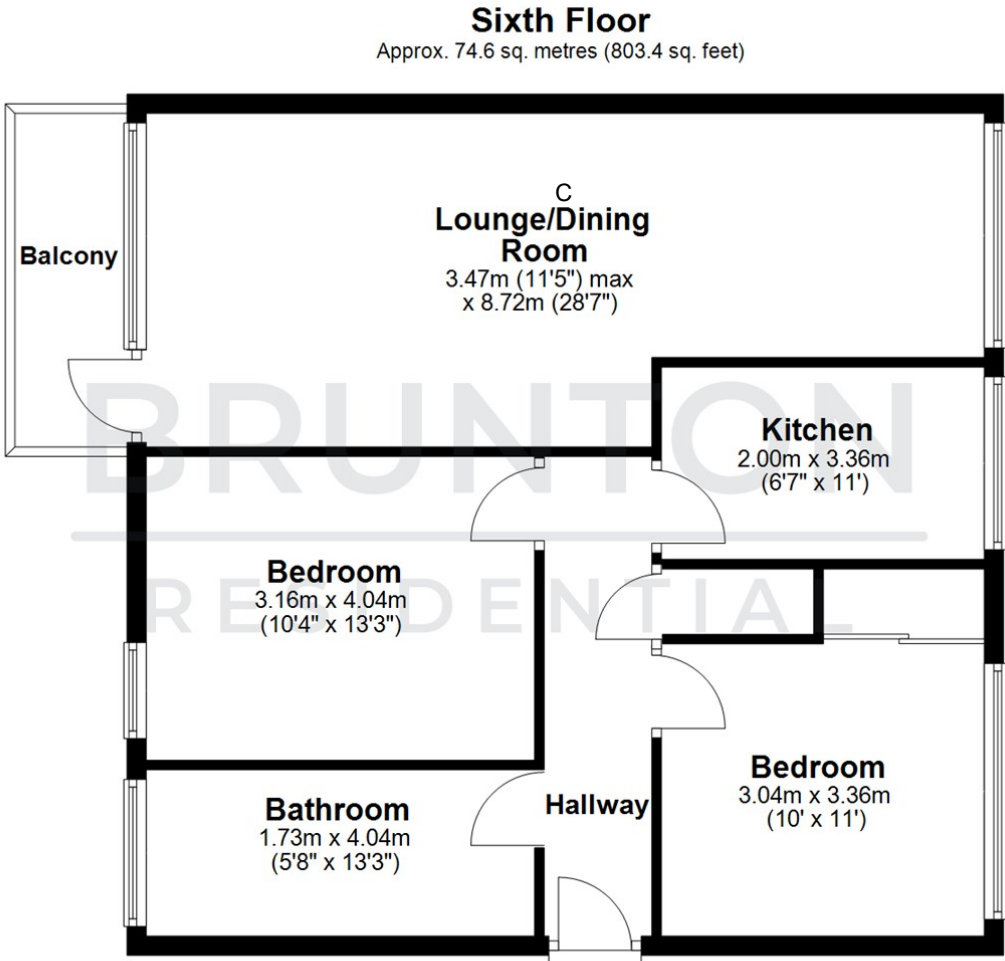
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TENURE : Leasehold

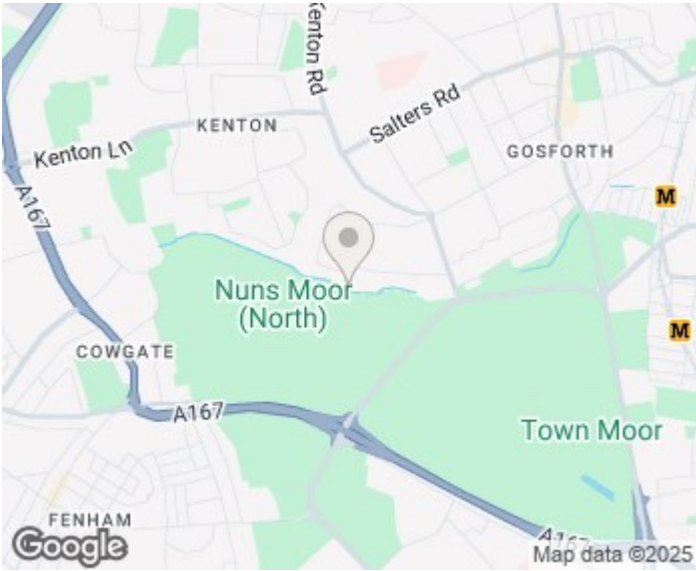
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : C



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	