



## Montagu Court

### Gosforth

An opportunity to purchase this well appointed and spacious three bedroom apartment located within the sought after Montagu Court development in Gosforth. The property boasts in excess 1750 ft floor area with elevated views over the Town Moor and Newcastle City Centre. Key features include three reception rooms, large kitchen, two bathrooms, additional WC, balcony, UPVC double glazing and gas fired central heating via combination boiler. There is also a garage in the basement and residents parking.

The property comprises secure communal entrance with lift access to the 5th floor. There is a reception hallway with storage cupboards and wc leading to a large kitchen fitted with a range of wall and base units. The reception hallway leads to a spacious split level sitting room with French doors leading to the balcony. There is also a good size dining room with partial glazed doors leading to the sun room which also provides access to the balcony. There is an inner hallway with storage cupboards which leads to the bedrooms and shower room. The master bedroom features a range of fitted wardrobes an en suite bathroom. The second bedroom also benefits from fitted wardrobes with the third bedroom having a built cupboard. There is also shower room with walk in shower. The property also benefits from UPVC double glazing and gas fired central heating. There is also a garage in the basement with electronically operated up and over door.

## Offers in the region of: £425,000

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## SECURE COMMUNAL ENTRANCE

Lift access to 5<sup>th</sup> floor.

## RECEPTION HALL

Two built in cupboards, entrance door, built in cupboard housing combi boiler, double radiator, cornice to ceiling.

## W.C.

Low level WC, wash hand basin, set in vanity unit, tiled floor.



## SITTING ROOM 22'5 x 16'10 (6.83 x 5.13m)

Marble fireplace, double glazed French door to balcony, double radiator, cornice to ceiling.

## DINING ROOM 14'2 x 12'10 (4.32 x 3.91m)

Partial glazed doors to sun room, double radiator, cornice to ceiling.

## SUN ROOM 13'5 x 8'5 (4.09 x 2.57m)

Double glazed window, double glazed door, radiator, cornice to ceiling.



## BREAKFAST KITCHEN 15'9 x 10'10 into 6'10 (4.80 x 3.30-2.08m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in double oven, built in electric hob, extractor hood, space for automatic washer, space for automatic dishwasher, part tiled walls, radiator, double glazed window, laminate flooring.

## INNER HALL

Access to bedroom 1,2 and 3, and bathroom. Built in cupboard, cornice to ceiling.

## MASTER BEDROOM 16'10 x 11'11 wide to 19'0 (5.13 x 3.63-5.79m)

Double glazed window, fitted wardrobes, radiator.

## EN SUITE BATHROOM

Three piece suite comprising: panelled bath, twin wash hand basin, set in vanity unit, low level WC, tiled walls, tiled floor, heated towel rail, extractor fan.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**BEDROOM TWO 14'8 (to wardrobes) x 12'4 (4.47 x 3.76m)**

Double glazed window, double glazed door, fitted wardrobes, radiator.

**BEDROOM THREE 13'0 x 11'1 (3.96 x 3.38m)**

Double glazed window, built in cupboard, radiator.

**SHOWER ROOM**

Walk in double shower, wash hand basin, set in vanity unit, low level WC, tiled walls, tiled floor, heated towel rail.

**COMMUNAL GARDENS**

**GARAGE**

Separate block

**TENURE**

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 1967

Ground Rent: Included in service charge

Service Charge: £6,400 per annum

Any Other Charges/Obligations: N/A

**Council Tax Band: G**

**EPC Rating: B**

GS14408/DJ/PC/02.11.23/V.1





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