



Montagu Court

Gosforth

- Superb sixth floor apartment
- Large double bedroom
- Balcony
- Fabulous dining kitchen
- Views over the Town Moor
- Garage

Guide Price **£ 265,000**

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ROOK
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SAYER

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Montagu Court, Gosforth

An opportunity to purchase this superb sixth floor apartment located within the sought after Montagu Court development offering lovely views over the Town Moor. The property benefits from its own landing space something quite rare within the development. Formerly 2 bedrooms the property has been remodelled and refurbished to offer a range of quality fixtures and fittings. What was formerly the second bedroom has been converted into part of a fabulous dining kitchen boasting quality 'Miele' appliances and underfloor heating. There is a spacious split level sitting room with triple glazed windows which provides access to the balcony and a large double bedroom with fitted wardrobes. In addition, there is a modern 3 piece shower room with walk in double shower. The property also benefits from UPVC double glazing and gas fired central heating via a replacement combination boiler together with a garage in the basement. There are lovely well maintained communal gardens and residents parking.

COMMUNAL ENTRANCE

With lift to the sixth floor.

ENTRANCE HALL

With double glazed window, cloaks cupboard, telephone point, radiator and part glazed door to lounge.

LOUNGE 30'9 x 24'2 (9.42m x 7.37m)

With double glazed window, television point, double glazed door to the balcony, two double radiators and a built in cupboard.

DINING KITCHEN 13'0 x 22'0 (3.96m x 6.71m)

Fitted with a range of quality wall and base units incorporating Corian work surfaces, integral Miele microwave, Amtico flooring with under floor heating, Tweeny waste disposal, integral Miele steam oven, integral Miele coffee maker with heated drawer, integral automatic oven, halogen down lighting, wall mounted combination boiler, double radiator, double glazed window to the front and side and a double glazed door.

MASTER BEDROOM 12'7 x 16'8 (3.84m x 5.08m)

With double glazed window, fitted wardrobes, television point and a double radiator.

SHOWER ROOM

Fitted with a quality three piece Villeroy & Boch suite comprising; wash hand basin with Hansgrohe tap, set in vanity unit, walk in double shower, close coupled w.c, ceramic tiled floor with underfloor heating, extractor fan, double glazed frosted window. There is also a built in utility cupboard next to the shower room with plumbing points for washing machine and dryer.

COMMUNAL GARDENS

GARAGE

With electric up and over door

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: Garage

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

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 April 1967
Ground Rent: Included in the service charge
Service Charge: £1,945 per 6 months
Any Other Charges/Obligations: N/A

COUNCIL TAX BAND: E

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East



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