



## Montagu Court Gosforth

A super stylish 3 bedroom apartment located on the 10th floor of this prestigious residential development in Gosforth boasting panoramic views of Newcastle and the surrounding area. The property offers generous accommodation throughout and has undergone substantial refurbishment to comprise a range of quality fixtures and fittings. Key features include refitted kitchen with granite work surfaces, 21ft split level sitting room, en suite and walk-in wardrobes to the master and guest bedroom, 2 balconies and a garage located in the basement. The property also benefits from lift access, UPVC double glazing and gas fired central heating.

Guide Price **£525,000**

0191 284 7999

12 Gosforth Shopping Centre, Gosforth, NE3 1JZ

ROOK  
MATTHEWS  
SAYER

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**ENTRANCE DOOR LEADS TO:  
SECURE COMMUNAL ENTRANCE**  
Lift access to 10<sup>th</sup> floor.

**ENTRANCE HALL**  
Entrance door, built in cupboard.

**W.C.**  
Low level WC, wash hand basin.

**SITTING ROOM 21'7 x 17'8 (6.58 x 5.38m)**  
Double glazed French door, radiator.

**DINING ROOM 13'8 x 10'11 (4.17 x 3.33m)**  
Double glazed window, radiator.

**SUN ROOM 10'10 x 8'8 (3.30 x 2.64m)**  
Double glazed window, radiator.

**KITCHEN 16'7 x 9'10 (5.05 x 3.00m)**  
Fitted with a range of wall and base units, single drainer sink unit, centre island with granite worksurfaces, built in electric oven, built in gas hob, extractor hood, double glazed window.

**INNER HALL**  
Built in cupboards.

**MASTER BEDROOM 19'8 x 14'8 (5.99 x 4.47m)**  
Double glazed window, walk in wardrobe.

**EN SUITE WASHROOM**  
Wash hand basin, low level WC, double glazed window.

**BEDROOM TWO 16'11 x 9'11 (5.16 x 3.02m)**  
Double glazed window, walk in wardrobe.

**EN SUITE SHOWER ROOM**  
Three piece suite comprising step in shower cubicle, wash hand basin, low level WC.

**BEDROOM THREE**  
Double glazed window.

**COMMUNAL GARDENS**

**GARAGE IN BLOCK**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### PRIMARY SERVICES SUPPLY

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

### 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 1967  
Ground Rent: Included in service charge  
Service Charge (including Water): £6,000 per annum - Review Period: TBC - Increase Amount: TBC  
Any Other Charges/Obligations: N/A

**COUNCIL TAX BAND: G**

**EPC RATING: C**

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**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**

