



RMS | Rook
Matthews
Sayer

Montagu Court | Gosforth | Ne3 4JL

Offers Over £345,000

A spacious three-bedroom apartment occupying the 13th floor of this highly desirable residential development, offering generous living accommodation and stunning panoramic views across Newcastle and the Town Moor. Key features include lift access, gas-fired central heating, double glazing, a private balcony, and two garages.

The accommodation briefly comprises: entrance hall, WC, spacious lounge, dining room, sun room, breakfasting kitchen, inner hallway, three bedrooms, an en suite shower room to the principal bedroom, and a family bathroom/WC. Externally, there are two garages located within the basement of the building.

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3



2



2

Larger style apartment

Lift access to floor

Three bedrooms

En suite to master

Sun room

Private balcony

For any more information regarding the property please contact us today

ENTRANCE HALL

With entrance door, built in cupboards, coving to ceiling, cupboard housing combination boiler and a radiator.

W.C.

With low level WC, wash hand basin set in vanity unit.

LOUNGE 21'8 x 17'10 (6.60m x 5.44m)

With double glazed windows, coving to ceiling, double glazed French door leading to balcony, and two double radiators.

DINING ROOM 13'9 x 11'0 (4.19m x 3.35m)

With coving to ceiling and a radiator.

SUN ROOM 11'2 x 8'5 (3.40m x 2.57m)

With double glazed door to the balcony, coving to ceiling and a radiator.

BREAKFASTING KITCHEN 16'9 x 7'4 (5.11m x 2.24m)

Fitted with a range of wall & base units, one and a half bowl sink unit, waste disposal, built in double electric oven and electric hob, integral microwave and fridge freezer, space for automatic dishwasher, radiator and a double glazed window.

INNER HALL

With built in cupboards.

BEDROOM ONE 16'9 plus doorway x 12'9 plus recess (5.11m x 3.89m)

With double glazed window, fitted wardrobes and a radiator.

EN SUITE SHOWER ROOM

Fitted with a four piece suite comprising: twin wash hand basins set in vanity unit, step in double shower cubicle with shower over, low level WC, tiled walls, shaver point, heated towel rail, plumbing for automatic washer, and a double glazed frosted window.

BEDROOM TWO 15'0 x 10'0 (4.57m x 3.05m)

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

BEDROOM THREE 11'5 x 11'2 (3.48m x 3.40m)

With double glazed window, double glazed door and a radiator.

BATHROOM/W.C.

Fitted with a three piece suite comprising: panelled bath with shower over, wash hand basin set in vanity unit, low level WC, part tiled walls, radiator and a double glazed window.

COMMUNAL GARDENS

GARAGE

Two garages situated in a separate block, electronically operated up and over doors.

T: 0191 284 7999

Gosforth@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: Communal Parking & Garage

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

AGENTS NOTE

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

RESTRICTIONS AND RIGHTS

Restrictions on property? Yes: No parking boats, caravans or mobile homes on site

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 (remaining years: 940)

Ground Rent: included in service charge.

Service Charge (includes building insurance): £6,000 per annum - Review Period: TBC - Increase Amount: TBC

Any Other Charges/Obligations: N/A

COUNCIL TAX BAND: C

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	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.