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LANESBOROUGH COURT, GOSFORTH, NE3

Offers Over £250,000


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Duplex Apartment Boasting Close to 1000Sq ft of Internal Accommodation with a Great 21ft Full Width Lounge/Diner, 16ft Kitchen, Two Good Sized Double Bedrooms Including 17ft Principal Bedroom, Two En-Suites, Ground Floor W.C. & Two Private Parking Spaces!

Occupying a distinctive setting within the St Nicholas Hospital Conservation Area, this apartment forms part of one of Gosforth's notable residential developments. Designed by Edinburgh architect W. L. Moffat and opened in 1869, the original hospital building is Grade II listed and was later converted into private residences. Its impressive Victorian architecture and established grounds provide an attractive setting with a rich local history.

Lanesborough Court is also conveniently situated for the local amenities of Ashburton Village and Gosforth High Street with its wide selection of shops, bars, cafes and restaurants. The development's communal gardens further complement its peaceful residential surroundings and excellent local schooling can be found just a stones throw away.

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The internal accommodation comprises: an entrance hall with a convenient WC and a useful storage cupboard. At the end of the entrance hall, a door leads through to the central hallway, where stairs rise to the first floor. To the left, the kitchen is fitted with a range of wall and base units, integrated appliances and a window overlooking the front.

Positioned to the rear, the lounge/diner offers a comfortable and versatile living space, with multiple rear-facing windows allowing plenty of natural light to flood the room. A door also provides direct access to the rear garden, adding convenience and creating an easy connection between indoor and outdoor living.

To the first floor, the landing provides access to two bedrooms, both of which benefit from built-in storage and en-suites.

Externally, the property benefits from communal garden areas, providing an attractive shared outdoor space as well as two private parking spaces.





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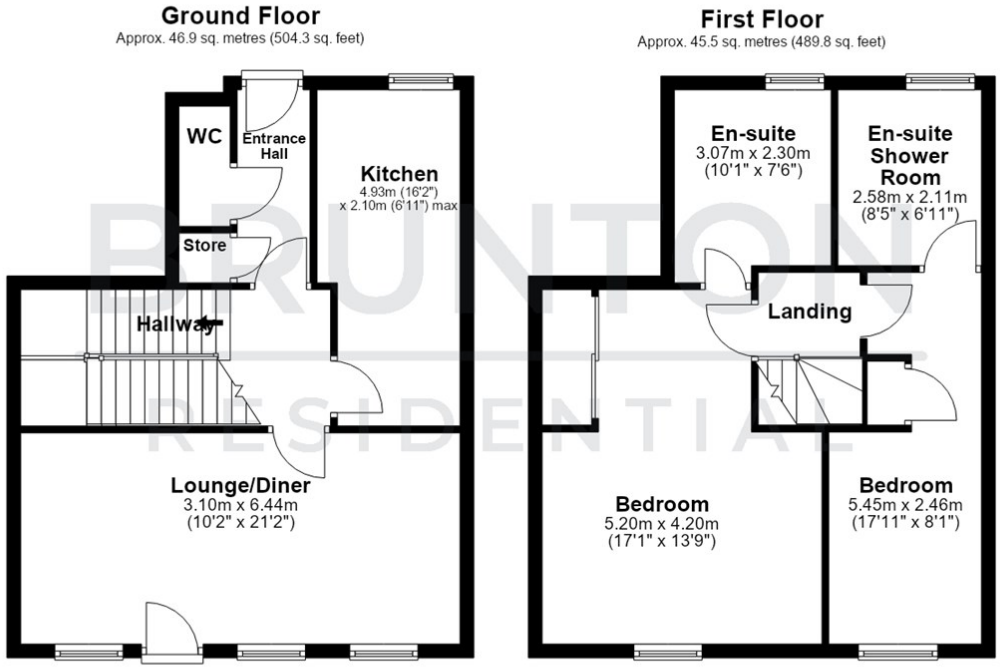
TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : C



Total area: approx. 92.4 sq. metres (994.1 sq. feet)

