

BRUNTON

RESIDENTIAL



MONTAGU COURT, NEWCASTLE UPON TYNE, NE3

Offers Over £245,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



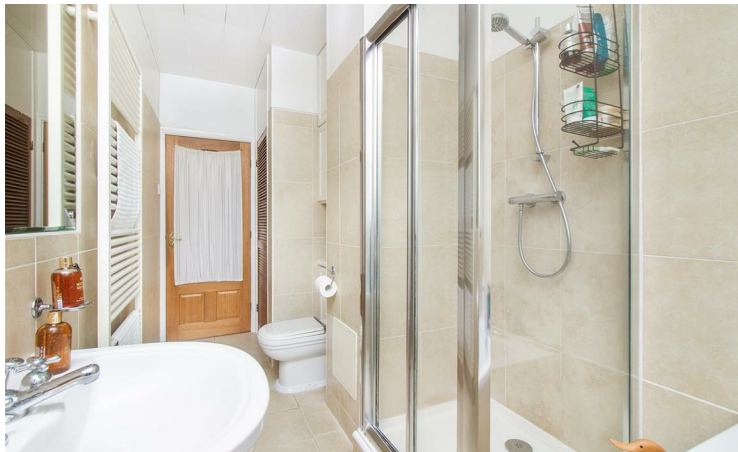
Impressive two bedroom sixth-floor apartment positioned within the desirable Montagu Court development in Gosforth, Newcastle upon Tyne. The property offers generous and versatile accommodation, elevated by its high-level position and far-reaching views from a large private balcony.

The apartment is centred around a spacious open-plan living and dining area that opens directly onto the balcony, creating an excellent space for modern living and entertaining. The accommodation includes three well-proportioned bedrooms, two of which benefit from en-suite shower rooms, along with a family bathroom and a separate WC, offering flexibility and comfort for a range of occupiers.

Montagu Court enjoys a peaceful yet well-connected setting in Gosforth, with a wide range of local amenities close at hand, including shops, cafés and leisure facilities. The area is well served by excellent transport links, providing convenient access to Newcastle city centre and the wider region.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The internal accommodation briefly comprises: a central entrance hallway providing access to all main areas of the apartment.

To the left of the hallway and in immaculate condition, is the family bathroom, featuring a four-piece suite, tiled walls, tiled floors.

To the right is bedroom two, a fantastic double with fitted wardrobe space and open-aspect views. On the opposite side of the hallway lies bedroom one, also a generous double, again benefiting from fitted wardrobes.

The kitchen is fitted with a range of modern wall and base units, with tiled splashbacks, tiled floors, and a number of integrated appliances.

To the rear of the hallway is an impressive 28ft lounge/dining room with dual aspect views benefitting from natural light from front to back and provides access to a delightful private balcony.

Double glazed throughout and Immaculately presented, early viewings are deemed essential to fully appreciate the quality of accommodation on offer!



BRUNTON

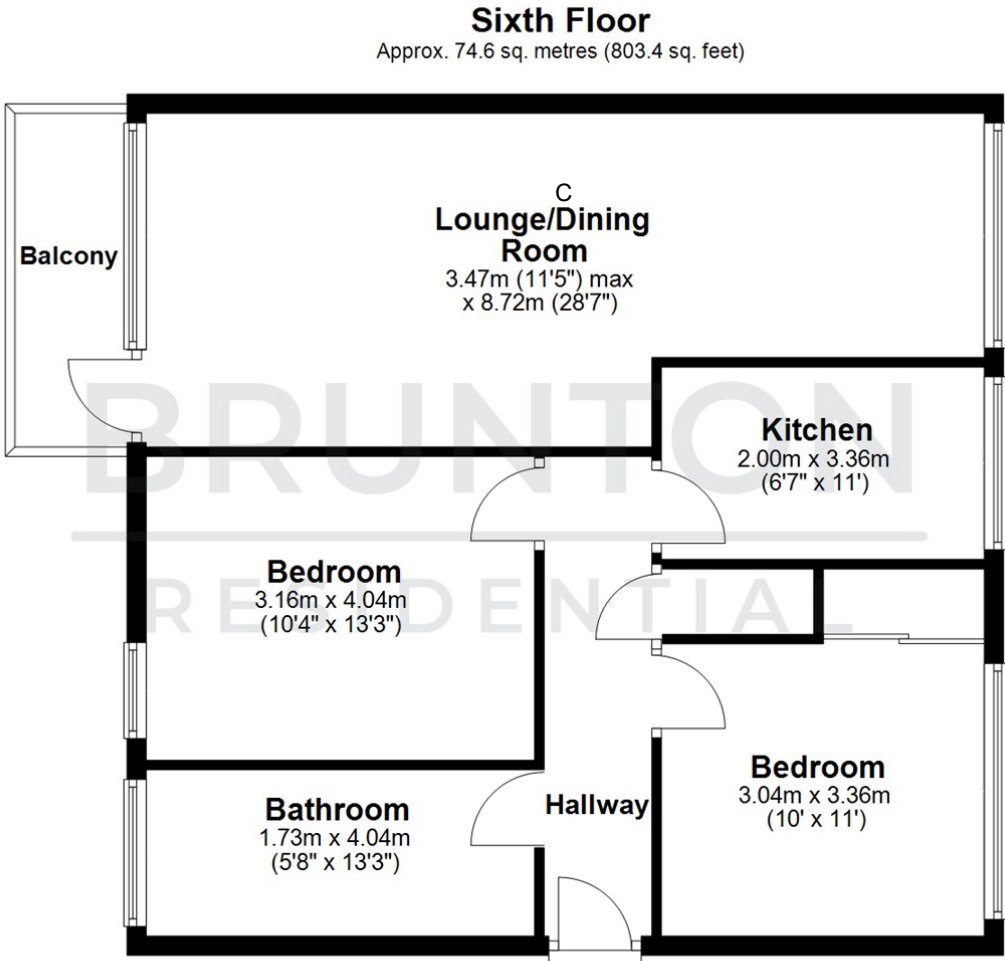
RESIDENTIAL

TENURE : Leasehold

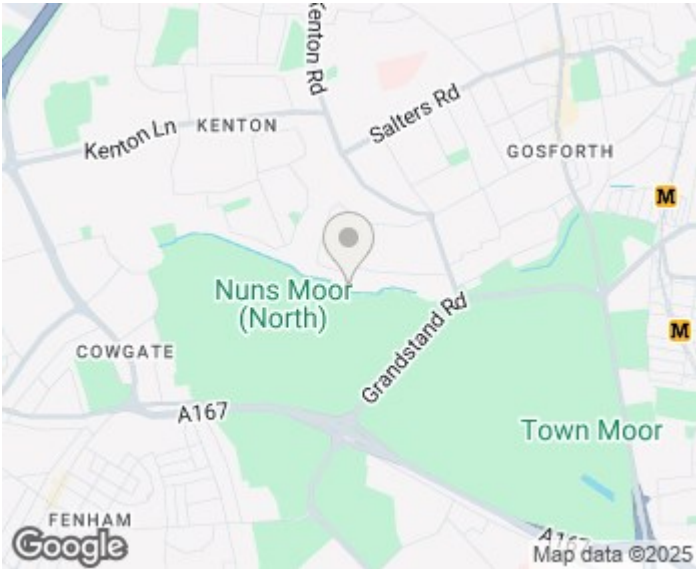
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : C



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	79
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		