



35 Montagu Court

Gosforth



## 35 Montagu Court, Gosforth, NE3 4JL

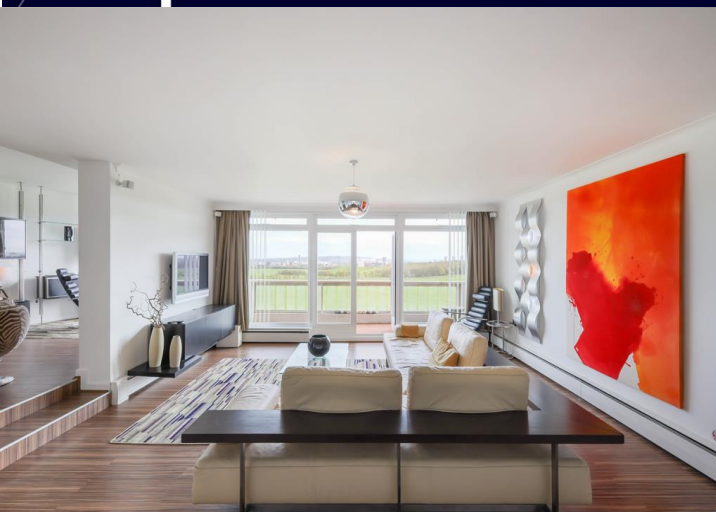
A superb, three bedroom apartment, ideally positioned within the prestigious Montagu Court development, enjoying elevated views across the Town Moor and towards Newcastle city centre.

Occupying a high floor position on the 12th floor of this landmark Gosforth address, the property offers generous and well proportioned accommodation throughout, extending to an impressive open plan arrangement of living and dining spaces. Designed to maximise both light and outlook, the principal reception areas are enhanced by large picture windows and direct access to a private balcony, perfectly placed to take full advantage of the south facing aspect and far reaching views.

The kitchen/breakfast room is well appointed with a range of modern cabinetry, integrated appliances and ample space for informal dining, combining both functionality and style.

The accommodation further comprises three well sized bedrooms, including a principal suite with fitted storage and en suite facilities, alongside a contemporary family bathroom serving the remaining bedrooms. The layout offers flexibility for a range of buyers, whether seeking additional reception space, guest accommodation or a home office.





Montagu Court remains one of Gosforth's most established and desirable developments, originally designed by Waring & Netts and set within well maintained communal grounds. Residents benefit from secure communal access, lift service to all floors, and both resident and visitor parking, with the added advantage of private garage provision.

The location is particularly well placed, within easy reach of Gosforth High Street, offering a wide selection of cafés, restaurants and local amenities, whilst providing convenient access into Newcastle city centre.

presented throughout and offering a rare opportunity within this sought after development, early viewing is strongly recommended to appreciate the quality and scale of accommodation on offer.

Services | Mains; Electricity, Gas, Water, Drainage | Tenure; Leasehold | Lease Term Remaining; 840 Years | Service Charge; £5740.44 | Ground Rent; £100 | Council Tax; Band G | Energy Performance Certificate; Rating C

Price Guide: Guide Price £475,000





*Floorplans*  
*Coming soon...*





# SANDERSON YOUNG

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