



This stylish and well presented home is centrally located within this landmark development, originally designed by architect WL Moffat, and constructed in 1869. Lanesborough Court, granted Grade II listing, was sympathetically converted by Yuill Homes during the turn of the last millennium. St Nicholas Hospital Conservation Area offers a tranquil and gated setting in the middle of the City and gives excellent access to everything Gosforth has to offer.

The accommodation briefly comprises: entrance hall with stairs to first floor; downstairs WC; sitting room with feature stove; kitchen diner with dual aspect windows, a range of fitted units, work surfaces, integrated appliances, spot lighting and Karndene flooring; study. The first floor landing with storage cupboard gives access to; two double bedrooms, both with en-suite shower rooms and bedroom one with fitted wardrobe storage cupboards. Externally, the property benefits from two allocated parking spaces and shares well manicured communal gardens. Being offered with a share of the freehold and well presented throughout, and with gas 'Combi' central heating, this fantastic home simply demands an early inspection.

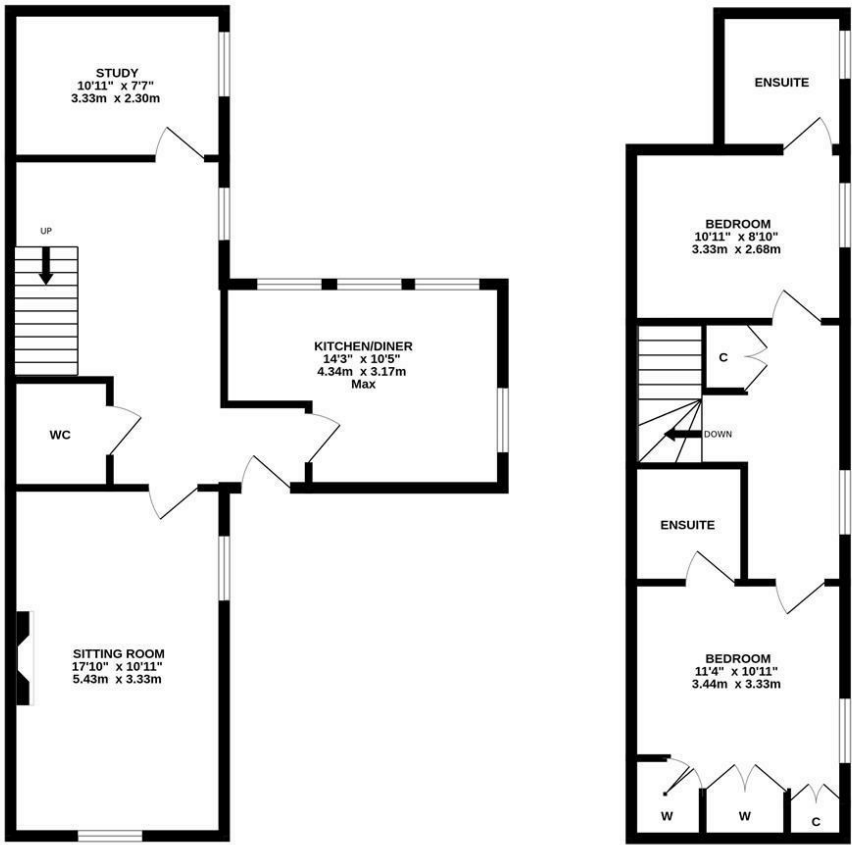
Stylish End-Terrace | Grade II Listed Prestigious Development | Two Double Bedrooms | Two En-Suite Shower Rooms | Sitting Room with Stove | Kitchen Diner | Downstairs WC | Two Allocated Off Street Parking Spaces | Well Presented Throughout | Well Manicured Communal Gardens | GCH | Leasehold - Share of Freehold - 974 Years Remaining | Service Charge - £2,655 Per Annum | Ground Rent £14.38 Per Annum | Council Tax Band | EPC: D



GROUND FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 1035 sq.ft. (96.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Offers Over £275,000**

**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

