



37 Montagu Court

Gosforth

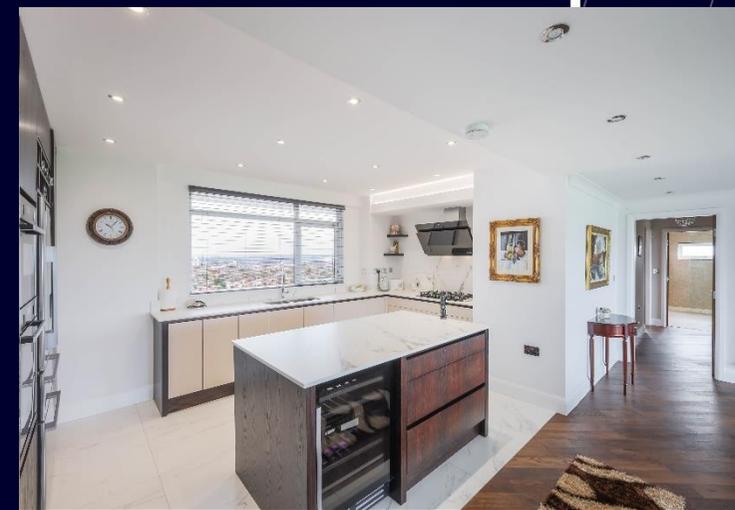


37 Montagu Court, Gosforth, Newcastle Upon Tyne, NE3 4LJ

Fully Refurbished, Luxury Apartment with Wonderful Open Aspect Views over Newcastle's Town Moor & Towards the City Centre, Offering Impressive Open Plan Living, Three Bedrooms, Two Balconies, Double Length Garage.

This immaculately presented, three-bedroom, purpose-built apartment is ideally located on the 13th floor of the prestigious Montagu Court, Gosforth and offers spectacular south and easterly views over Nuns Moor and towards the Town Moor, Newcastle city centre and Gosforth itself. This stunning apartment has been fully refurbished and remodelled and is finished to the highest specification throughout, with stylish design features and bespoke fittings, and is one of the finest examples of these beautiful apartments which are situated within Montagu Court.

Some of the internal features include: Engineered oak flooring with walnut internal doors, concealed lighting, mood lighting to the two living areas, a stylish re-fitted kitchen with 'Neff' integrated appliances, bespoke fitted cabinetry to both the principle and guest bedroom and two contemporary re-fitted bathrooms.





The internal accommodation comprises : Lobby with concierge desk | Secure communal entrance with lifts and stairs access to all floors | Private access at the 13th Floor | Reception hallway with built in storage and fitted cloak cupboards | Re-fitted cloakroom/WC | Fabulous split level and recently redecorated open plan living and dining room with open aspect views and access to the private balcony | The impressive living space is open to the stylish kitchen/breakfast room with Porcelain and granite worktops, breakfast bar, floor tiles, Quokker tap with waste disposal unit, Integrated 'Neff' appliances and dishwasher | Rear hallway with bespoke fitted storage gives access to three bedrooms | Impressive principle bedroom with fitted large walk in dressing room and bespoke cabinetry | Stylish ensuite bathroom with four piece suite | Guest double bedroom with bespoke fitted wardrobes and views to the east | Third bedroom/home office with access to second balcony | Double length garage | Resident and visitor parking.

Beautifully presented throughout, with a new gas 'Combi' boiler and double-glazed windows, early inspections are strongly advised.

Services: Mains electric, gas and drainage | Tenure: Leasehold | Lease Term Remaining; 998 Years | Service Charge; £6,328 Per Annum | Council Tax: Band G | Energy Performance Certificate: Rating C

Price Guide: Offers Over £525,000





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