



70 Montagu Court

Gosforth



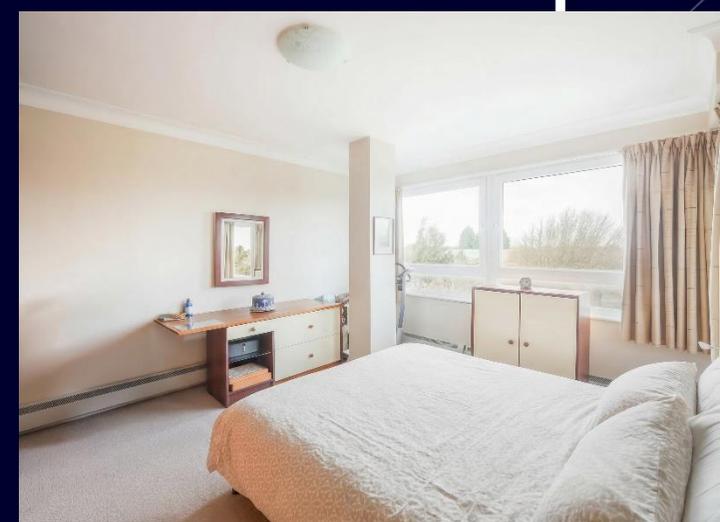
70 Montagu Court, Gosforth, Newcastle Upon Tyne

This owner occupied, wonderful three bedroom luxury apartment, is located to the Second Floor of the desirable lower block in Montagu Court, Gosforth. Offering spectacular views over Newcastle's Town Moor and towards Newcastle City Centre this excellent apartment is tastefully finished with over 1,900 sq. ft of accommodation, and offers a generous private south facing balcony, lift access and two private garages.

Originally constructed in 1968 by local architects Waring & Netts, this landmark development is ideally located on Montagu Avenue, Gosforth. The property is well placed only a short walk away from Gosforth High Street with its abundance of cafés, restaurants, bars and independent shops, whilst Newcastle City Centre is only a short drive/bus journey away.

Well presented throughout, the internal accommodation comprises: Secure communal entrance with stair and new lift access to all floors | Private entrance situated on the second floor | Entrance hall with guest cloakroom WC and store cupboards | Impressive kitchen/breakfast room, with a range of modern cabinetry, worktops and integrated appliances, including Neff, Maytag & Bosch | Dining room/snug, enjoying fantastic views over the Town Moor and Bang & Olufsen surround sound audio system | Sunken formal sitting room with glazed French doors offering access onto the balcony with equally as impressive views.





The hallway offers a large storage cupboard and leads through to three bedrooms, of which two are comfortable doubles | Principal bedroom suite with ample fitted storage, dressing area and large walk in wardrobe | Luxury ensuite bathroom with contemporary four piece suite, including a jacuzzi bathtub | Two further generous double bedrooms with access to a Jack and Jill bathroom | Bathroom with four piece suite | All bathrooms have underfloor heating, whilst all rooms have Bang & Olufsen audio system.

Externally, the property benefits from a fabulous, south facing balcony with open aspect views over the Town Moor and Newcastle United Golf Course | There is an additional balcony to the front of the property accessed via the second bedroom. The property further benefits from residents parking, as well as dedicated visitor parking on site and additionally, two secure garages.

Well presented throughout and with No Upward Chain, early viewings are deemed essential to fully appreciate the size and quality of accommodation on offer.

Services | Mains; Electricity, Gas, Water, Drainage | Tenure; Leasehold | Service Charge; £6,400 Per Annum | Council Tax; Band G | Energy Performance Certificate; Rating C

Price Guide: Offers Over £499,000





SANDERSON YOUNG

Regional Gosforth Office
95 High Street | Gosforth
Newcastle upon Tyne | NE3 4AA
gosforth@sandersonyoung.co.uk
0191 213 0033