



62 Lanesborough Court

Gosforth



62 Lanesborough Court, Gosforth, NE3 3BZ

Spacious First Floor Conversion Apartment Situated within a Prestigious & Gated, Grade II Listed Development Offering Lounge/Diner, Kitchen, Two Bedrooms and Bathroom with an Allocated Parking Space, Delightful South Facing Communal Gardens & No Onward Chain.

lovely first floor apartment enjoys extensive communal gardens and is located within this landmark Victorian conversion in Gosforth, Lanesborough Court which was designed by the architect WL Moffat, and was originally constructed in 1869. The building was then sympathetically converted by Yuill Homes during the turn of the last millennium where it now offers one of only a handful a luxury and gated developments within Gosforth.

St Nicholas Hospital Conservation Area offers a tranquil and gated setting which is placed towards the edge of the City and gives excellent access to everything Gosforth has to offer including outstanding local schooling, the shops, cafes and restaurants of Gosforth High Street and is placed only a short walk from the shops and amenities of Ashburton Village.





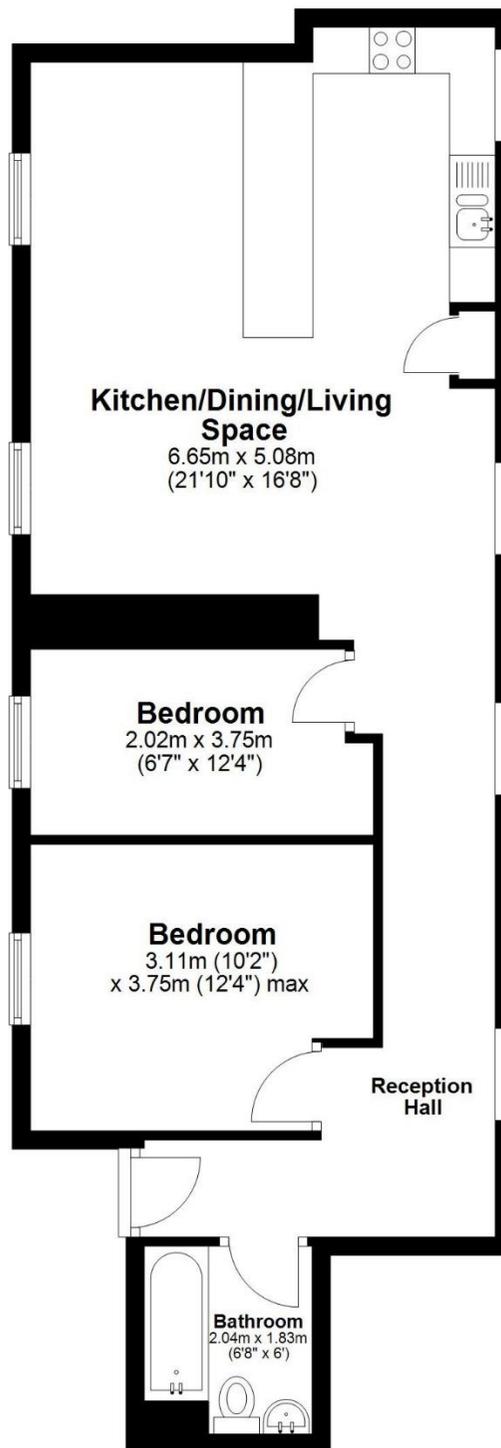
Offered to the market with immediate vacant possession and accessed via secure electronic entrance gates, this apartment is situated within the Lanesborough Court development and is entered through a communal door which is well maintained.

The accommodation briefly comprises: communal entrance lobby with secure entry phone system and stairs leading to the first floor | private entrance hall with bespoke fitted storage | impressive open plan living/dining/kitchen area featuring tall ceilings and large sash windows that flood the space with natural light | contemporary kitchen with integrated appliances and granite work surfaces | generous double bedroom with fitted wardrobe | bathroom fitted with a modern three piece suite.

Externally, in addition to enjoying access to the delightful south facing communal gardens, the apartment further benefits from an allocated parking space.

Services | Mains; Electricity, Gas, Water, Drainage | Tenure; Leasehold with share of Freehold | Lease Term Remaining; 974 Years | Services Charge; £2,999.60 Per Annum | Council Tax; Band C | Energy Performance Certificate; Rating C

Price Guide: Guide Price £215,000



Total area: approx. 68.1 sq. metres (732.6 sq. feet)

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