

BRUNTON

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MONTAGU COURT, GOSFORTH, NE3
Offers Over £300,000

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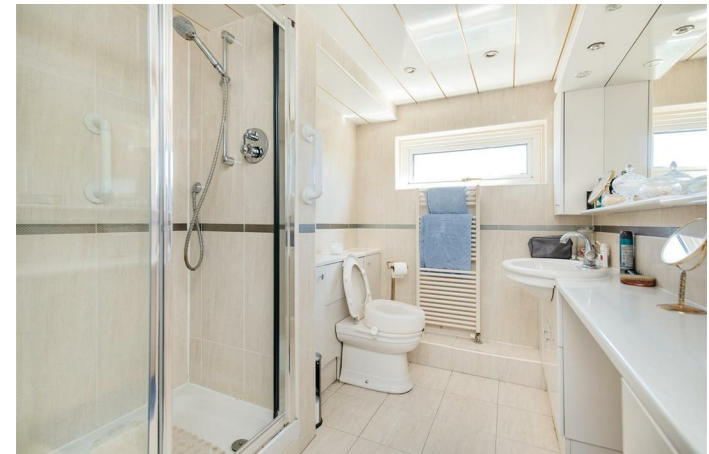
Extensive First Floor Apartment Boasting Close to 2,000 Sq ft of Internal Living Space, with Uninterrupted Views over Newcastle's Town Moor with an Impressive Open Plan Lounge/Diner, Private South Facing Balcony, Kitchen/Breakfast Room, Three Double Bedrooms, Re-Fitted En-Suite Bathroom plus En-Suite Shower Room with Separate Guest WC, Private Garage & Priced to Reflect Full Modernisation Throughout!

This substantial, purpose built apartment is situated to the 1st floor of the popular Montagu Court, Gosforth. Originally constructed in 1963 by local architects Waring & Netts, this landmark residential development is ideally located on the prestigious Montagu Avenue, Gosforth. Montagu Court is well-positioned within Gosforth, offering convenient access to the town centre, local amenities, shops and transport links, making it a highly desirable and practical location.

Priced to Reflect Full Modernisation Throughout, this is an excellent opportunity for someone to place their very own stamp within this desirable residential apartment block and viewings are advised.

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The internal accommodation comprises: Communal entrance with lift and stair access to all floors. Private entrance at the first floor. Entrance hall with useful storage and access to a guest WC. To the right, sliding doors open to a spacious dining area that enjoys an aspect over the town moor, which then leads through into a large living room, again benefiting from a wonderful outlook and doors leading to the private south facing balcony/terrace. The kitchen/dining room benefits from a range of fitted wall and base units and integrated appliances.

The rear hallway then leads through and into three bedrooms. Bedroom three is a small double, whilst bedroom two, also a good-sized double, benefits from an en-suite bathroom that has been recently renovated and fitted wardrobes. The main bedroom is of particular note, offering a wonderful en-suite shower room as well as a large dressing room, once again with a superb south facing aspect.

Priced to reflect full modernisation and boasting a private garage, an on-site concierge, two lifts, ample resident/visitor parking and lawned communal gardens, this is a fabulous opportunity for someone to place their own stamp in this desirable residential apartment block.



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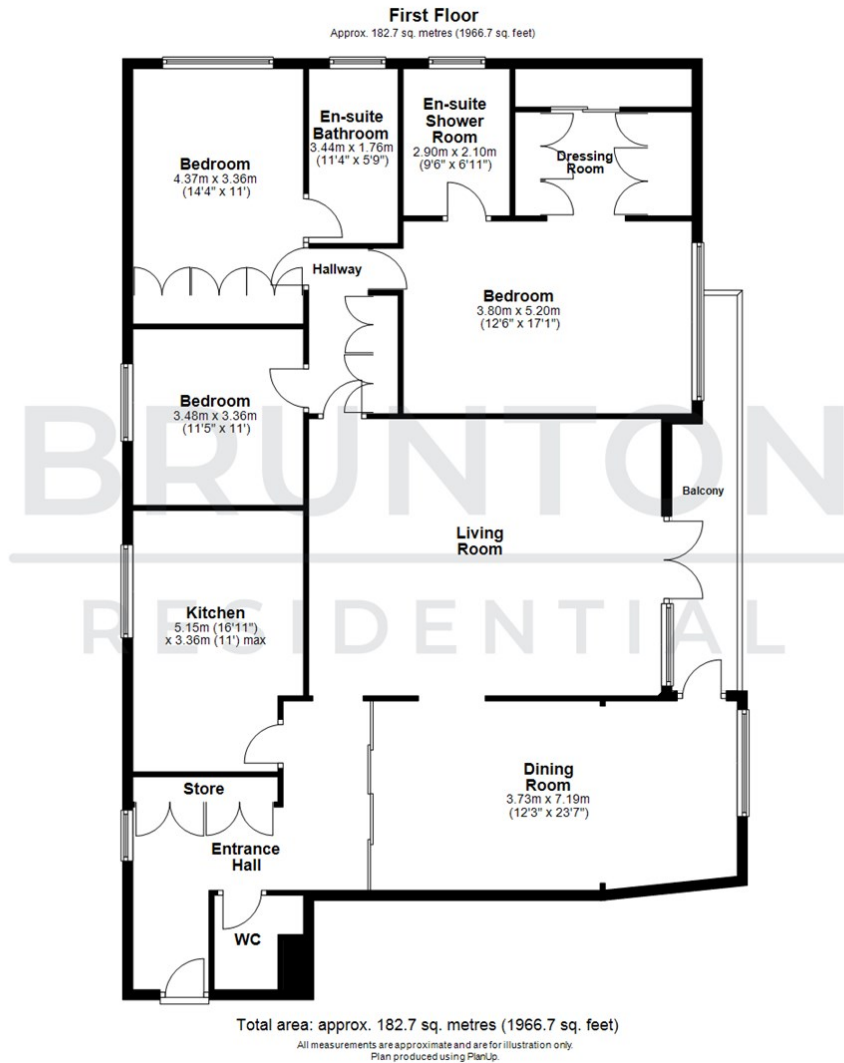
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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : G

EPC RATING : C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		77	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	