

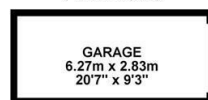
STYLISH GRADE II LISTED PROPERTY set within A SECURE GATED DEVELOPMENT with PRIVATE SOUTH FACING BALCONY & NO ONWARD CHAIN! This stunning residence is one of only two within the development and is ideally located within this landmark Victorian hospital conversion and boasts close to 1,500 Sq ft of internal living space. 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 setting in the middle of the City and gives excellent access to everything Gosforth has to offer including its countless shops, cafes and restaurants.

Accessed by secure electronic gates and surrounded by extensive lawned communal gardens, the property lies to the outside of the Victorian inner courtyard and entered through a communal entrance hall briefly comprises: private lobby; entrance hall with built-in storage cupboards; a delightful lounge area with south facing walk-in bay with views of the communal gardens; a stylish kitchen/diner with integrated appliances and French doors providing access to the garage and parking area to the ground floor. The first floor gives access to bedroom two with access to the private south facing balcony, fitted wardrobes and en-suite shower room. The stairs to the second floor open to bedroom one which benefits from dual aspect and measures the full width, stairs to the third floor lead to the dressing room/study with fitted storage and access to the en-suite bathroom with Travertine marble tiling and four-piece suite. Externally, the apartment boasts a 20ft garage with electronic door and parking to the front. Well presented throughout, with gas 'Combi' central heating, this fantastic home simply demands an early inspection.

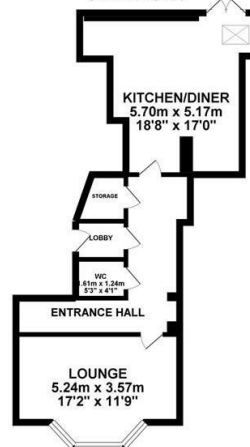
Well Presented Townhouse | Grade II Listed | 1,643 Sq ft (152.6m²) | Two Bedrooms plus Dressing Room | Lounge | Kitchen/Diner with Integrated Appliances | Bathroom and En-Suite Shower | 20ft Garage & Off Street Parking | Private Balcony | Lawned Communal Gardens | St Nicholas Conservation Area | No Onward Chain | EPC Rating : Exempt



GARAGE 17.74 sq. m.
(191.00 sq. ft.)



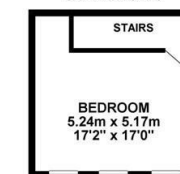
GROUND FLOOR 58.94 sq. m.
(634.42 sq. ft.)



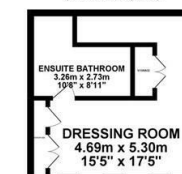
1ST FLOOR 22.88 sq. m.
(246.26 sq. ft.)



2ND FLOOR 27.09 sq. m.
(291.60 sq. ft.)



3RD FLOOR 27.77 sq. m.
(298.94 sq. ft.)



TOTAL FLOOR AREA : 154.42 sq. m. (1662.22 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 £300,000

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