





## 40 Montagu Court, Gosforth, Newcastle upon Tyne, Tyne & Wear, NE3 4JL

Arguably one of the most stylish apartments within this landmark development and with breath-taking panoramic of the views of the city and beyond! Designed by local architects Waring Netts and originally constructed in 1963, Montagu Court, stands in contrast to the expanse of Newcastle's town moor on Montagu Avenue, Gosforth.

Occupying over 1,800 square feet of living accommodation, this superb apartment has been completely overhauled by with a fine attention to detail to include full double-glazing; a new central heating system; a full rewire and superb fixtures and fittings throughout.

The accommodation comprises: communal entrance with stairs and lift to all floors; private entrance hall with oak flooring and bespoke fitted storage; re-fitted cloakroom/WC; the entrance hall then opens out to a superb open plan living space with a 27ft dining area and sunken lounge with south facing picture windows and double-glazed French doors to the first balcony on the south-west side. The balcony measures 33ft in length and boasts superb views over the Moor to the city and beyond. A door off the lounge leads to a stylish, re-fitted kitchen/breakfast room with integrated appliances and breakfast bar. The rear hall, again with bespoke fitted storage, leads to three, elegant double bedrooms, the master a superb suite with walk-in dressing room and contemporary en-suite shower room; bedroom two with en-suite shower and views. There is a second

balcony to the north-west side accessed from a French door from bedroom three.

With an on-site concierge, two lifts, ample resident and visitors' parking, lawned communal gardens and a 14ft underground garage, a fabulous opportunity to acquire one of Newcastle's most sought after apartments!

Super Stylish Apartment | 2,068 Sq ft (192.1m<sup>2</sup>) | Three Double Bedrooms | Superb Open Plan Living Space | Re-Fitted Breakfasting Kitchen | Snug Area | Cloakroom/WC | Master Suite with Dressing Room & En-Suite Shower Room | Bedroom Two with En-Suite | Two Balconies | Superb Views | Lift Access | Resident & Visitors' Parking | Underground Garage | Fully Double Glazed | Excellent Condition | EPC Rating: C

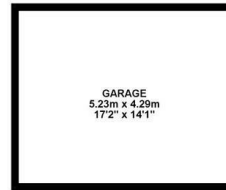




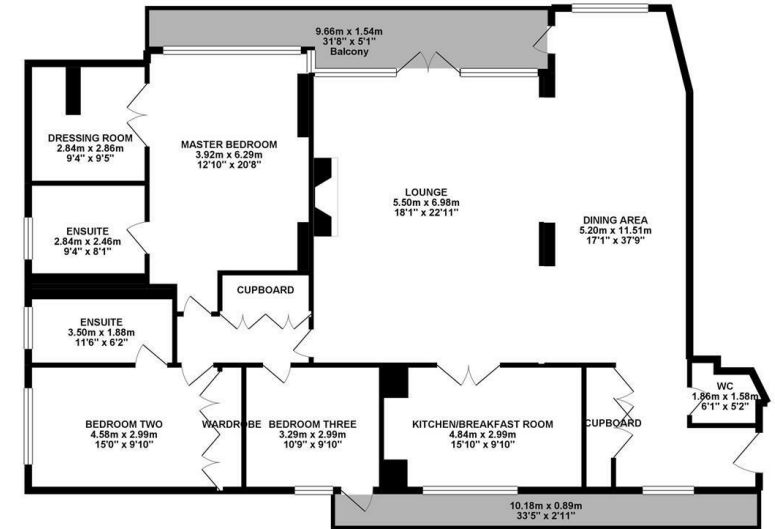
**EPC RATING: C**

**Offers Over £585,000**

**GARAGE 22.44 sq. m.**  
( 241.51 sq. ft. )



**14TH FLOOR 169.73 sq. m.**  
( 1827.00 sq. ft. )



**TOTAL FLOOR AREA: 192.17 sq. m. ( 2068.50 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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