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66 Montagu Court
Gosforth



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Offers Over £300,000



66 Montagu Court, Gosforth

Newcastle upon Tyne NE3 4JL

SITUATION AND DESCRIPTION

A well maintained, two bedroom apartment located on the sixth floor of the lower block in Montagu Court, and benefiting from a south facing balcony with fabulous views to the Town Moor and city centre, double glazing and an allocated single garage. The superb apartment, in need of some updating, has light and generous accommodation and is fitted with a Mowlem kitchen with integrated appliances and gas central heating (gas boiler installed 2010).

The accommodation briefly comprises: communal entrance, lift serving two apartments on the sixth floor, entrance hallway, cloakroom/wc, impressive 22ft sitting room opening to the balcony, dining room, sun room/study, Mowlem fitted kitchen with integrated appliances, master bedroom with fitted wardrobes, en-suite bathroom/wc, generous second double bedroom with shower cubicle and door leading to second balcony.

Externally the apartment has a single garage with an electric door, residents and visitors parking, and well maintained communal gardens. No upward chain.

The property comprises:

RECEPTION HALLWAY

20'7 x 6'5 (6.27m x 1.96m) maximum

A spacious reception hallway with two built-in double door cloaks cupboards, a radiator with a decorative cover and a window to the front elevation.

Doors lead from reception hallway to the cloakroom/wc, kitchen/breakfast room, dining room and sitting room.

CLOAKROOM/WC

The cloakroom/wc has a concealed cistern wc, wash hand basin in a vanity unit with storage.

DINING ROOM

12'8 x 14'1 (3.86m x 4.29m)

A lovely light dining room with sliding glazed doors and windows to the sun room, with floor level radiators and an archway through to the sitting room.

SUN ROOM

14' x 8'2 (4.27m x 2.49m)

A versatile sun room, which could be used as a study, with a double glazed window giving fantastic views to the Town Moor and city centre, a radiator, ceiling coving and a uPVC door opening to the balcony.

SITTING ROOM

22'6 x 16'9 (6.86m x 5.11m)

An excellent sized sitting room with large picture windows and double glazed uPVC French doors opening to the balcony. The sitting room has fantastic open aspect views, ceiling coving, a radiator and floor level radiators.



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A door leads from the sitting room area to the bedroom hallway.

KITCHEN/BREAKFAST ROOM

15'6 x 11'8 (4.72m x 3.56m)

A well appointed Mowlem fitted kitchen with wood fronted wall and base cabinets and black granite worktops incorporating; a Belfast style sink with mixer tap, four ring gas hob with extractor hood over, integrated microwave, double oven, dishwasher and fridge/freezer.

Within the kitchen design there is a glazed display cabinet, wine rack and a bespoke corner bench seating area with table and chairs. The kitchen/breakfast room has a gas boiler fitted in 2010, and a double glazed uPVC window giving views over the roof tops of Gosforth.

BEDROOM HALLWAY

The bedroom hallway has a built-in airing cupboard housing the water tank (installed in 2010) and with shelving.

MASTER BEDROOM

12'9 x 15'6 (3.89m x 4.72m) maximum inclusive of wardrobe

A large double bedroom with an extensive range of built-in wardrobes to two walls providing shelving, hanging and drawer space. The bedroom has a double glazed uPVC window overlooking the balcony to the Town Moor, a radiator and a door to the en-suite bathroom.

EN-SUITE BATHROOM

8'8 x 7'9 (2.64m x 2.36m)

The en-suite bathroom has a coloured suite

comprising; large bath, close coupled wc, bidet and basin, with tiled walls and a ladder radiator.

BEDROOM TWO

15' x 12'2 (4.57m x 3.71m)

A second double bedroom, with a double glazed uPVC window to the front elevation overlooking Gosforth, and a door opening to the front balcony. The bedroom has fitted wardrobes to one wall, with shelving and hanging, a wash hand basin within a vanity unit with storage, a mains shower cubicle and a radiator.

EXTERNALLY

The apartment benefits from well maintained landscaped communal gardens, and has a single garage, with additional residents and visitor parking within the development.

No upward chain

SERVICES

The apartment has mains electric, gas, water and drainage.

TENURE

Leasehold

FLOOD RISK

Please see website www.environment-agency.uk

COUNCIL TAX

Please see website www.vo.gov.uk

ENERGY PERFORMANCE RATING

Grade: C



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