



35 Lanesborough Court

Gosforth





35 Lanesborough Court, Gosforth, Newcastle upon Tyne NE3 3BZ

Guide Price £360,000

A rare opportunity in Lanesborough Court, a two/three bedroom townhouse conversion with versatile and well proportioned accommodation over four floors, a private balcony overlooking the communal grounds, an attached garage and courtyard parking. The Grade II listed townhouse, one of only two similar conversions in the original building, has beautiful period features and excellent natural light with high ceilings, large sash windows, a south facing stone balcony from the guest bedroom, and attractive wood floors. The property has a private access from the courtyard, as well as a secure communal entrance, large garage (9'3" x 20'5") with electric door and parking. Lanesborough Court has a secure gated system, resident and visitor parking, and stunning well maintained communal grounds and gardens.

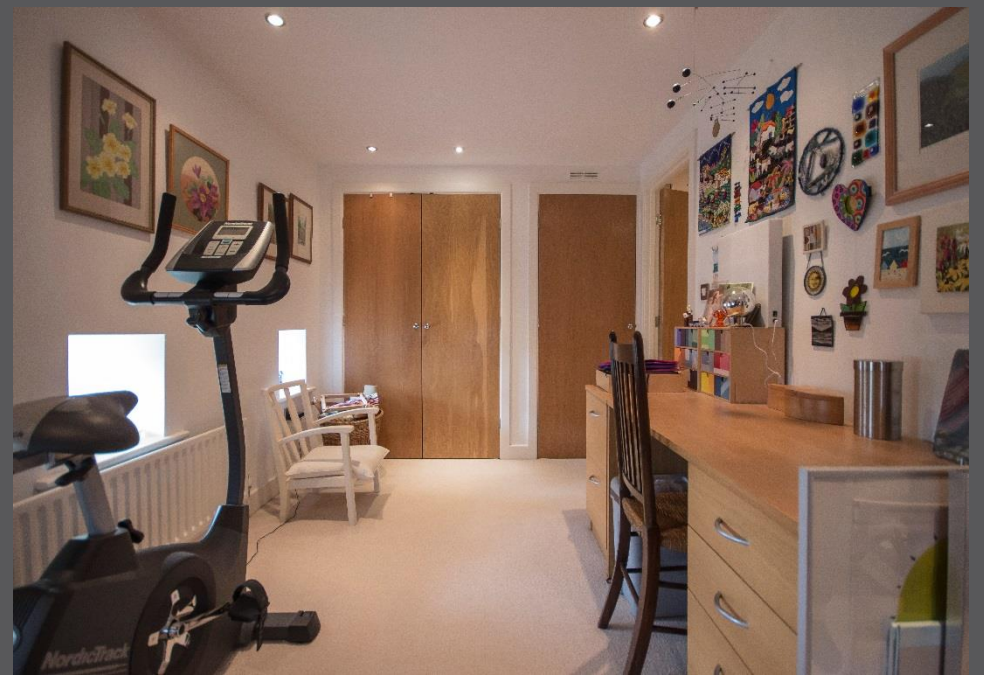
Communal entrance from central courtyard | Hallway | Cloakroom/wc | Sitting room with large bay window overlooking the gardens | Kitchen/dining room with doors opening to the rear courtyard and garage/parking
Integrated appliances in fitted kitchen | First floor | Guest double bedroom with Hammonds fitted wardrobes
Ensuite shower/wc | Doors opening to the south facing stone balcony | Second floor and third floor Master suite
Second floor - Generous master bedroom with dual aspect windows | Third floor - Large dressing room/bedroom
three with built in wardrobes | Luxury ensuite bathroom with separate shower | No upward chain.

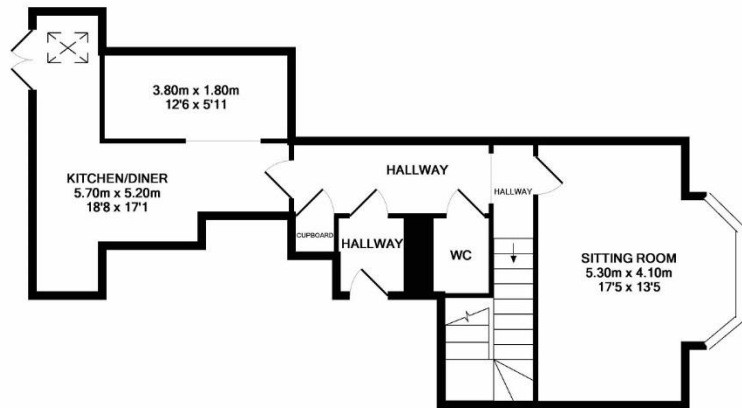
Services: Mains electric, gas, water and drainage | Tenure: Leasehold | Council Tax: Band E



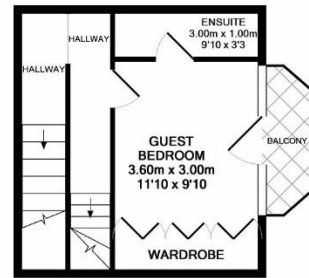




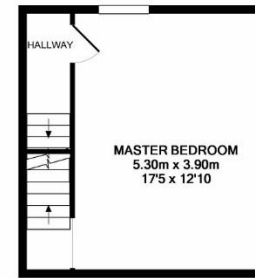




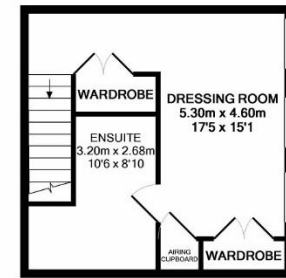
GROUND FLOOR
APPROX. FLOOR
AREA 58.3 SQ.M.
(627 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 26.0 SQ.M.
(279 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 26.0 SQ.M.
(279 SQ.FT.)



3RD FLOOR
APPROX. FLOOR
AREA 28.1 SQ.M.
(302 SQ.FT.)

TOTAL APPROX. FLOOR AREA 138.3 SQ.M. (1489 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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All enquiries to our Gosforth Office | 95 High Street, Gosforth, Newcastle upon Tyne NE3 4AA

T: 0191 213 0033 | www.sandersonyoung.co.uk

