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- 1 Bed Duplex Apartment
- Superb Architectural Features
- Secure, Gated Development
- Ideal for a Professional Person/Couple

- Spectacular Accommodation
- Presented to an Exceptional Standard
- Convenient for High Street & Amenities

- Open Plan with Double Height Ceiling
- Direct Access to Gardens
- Garage & Parking



A spectacular 1 bedroomed duplex apartment, converted from part of a chapel, with some outstanding features. This property is part of a redevelopment of this former Victorian hospital, within secure gated communal grounds, yet conveniently located within the heart of Gosforth. With gas fired central heating and sealed unit double glazing, the 34' Reception Hall has extensive fitted shoe/storage units and also doubles as a private gallery space. The stunning 31' multi-functional Lounge/Dining & Kitchen area features magnificent double height ceilings with 5 beautiful windows, columns, contemporary radiator, wall lights, fitted display unit, shelving and storage and a door providing direct access to the gardens. The open plan kitchen area is fitted with wall and base units, twin bowl sink unit, split level oven, 4 ring gas hob with extractor over and integral fridge, freezer and dishwasher with matching doors. The Cloakroom/WC is fitted with a low level wc and wall mounted wash basin, with fully tiled surrounds and fitted wardrobes. The Utility Room has a sink unit and plumbing for a washer. A curved staircase leads from the lounge area to the Mezzanine Bedroom, with fitted wardrobes and En Suite Bathroom/WC, well fitted with a low level wc, wall mounted wash basin, inset double ended bath with wall fitted mixer tap and hand held shower and shower enclosure with rainhead shower unit. There is a Garage with storage and parking space along with visitor parking.

This property benefits from direct access onto Lanesborough Court's spacious, well tended grounds, with extensive lawns, plants, shrubs and trees, for all residents to enjoy.

Lanesborough Court is beautifully situated, with easy access to Gosforth High Street, with excellent shopping facilities, pubs and restaurants. Gosforth has a range of sport and leisure facilities and excellent road and is conveniently located for the city.

**Reception Hall/Gallery 34'2 x 4'8 (10.41m x 1.42m)**

**Lounge/Dining/Kitchen 31'10 x 30'6 (9.70m x 9.30m)**

**Cloakroom/WC 6'8 x 7'9 (max to back of 'robes) (2.03m x 2.36m (max to back of 'robes))**

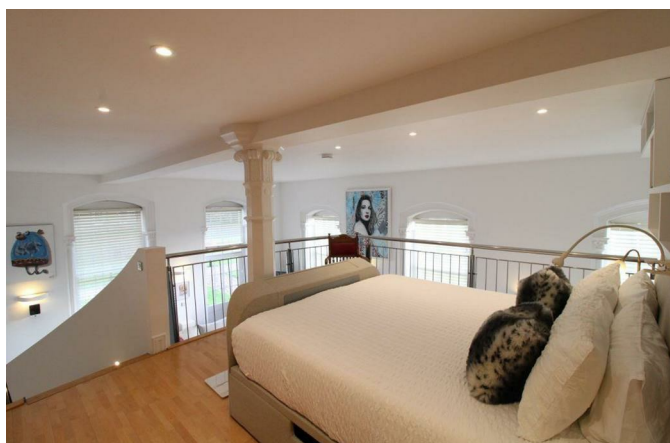
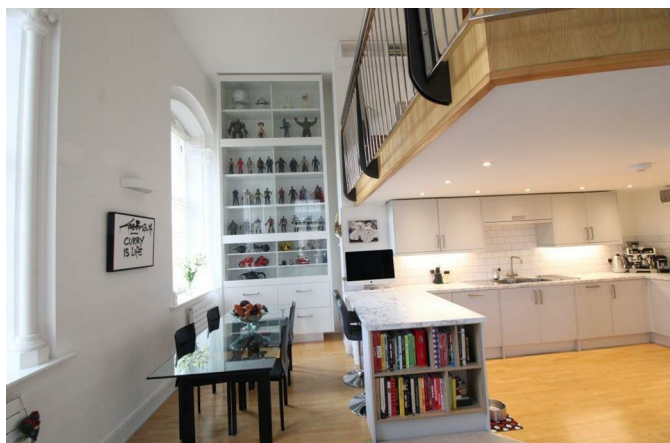
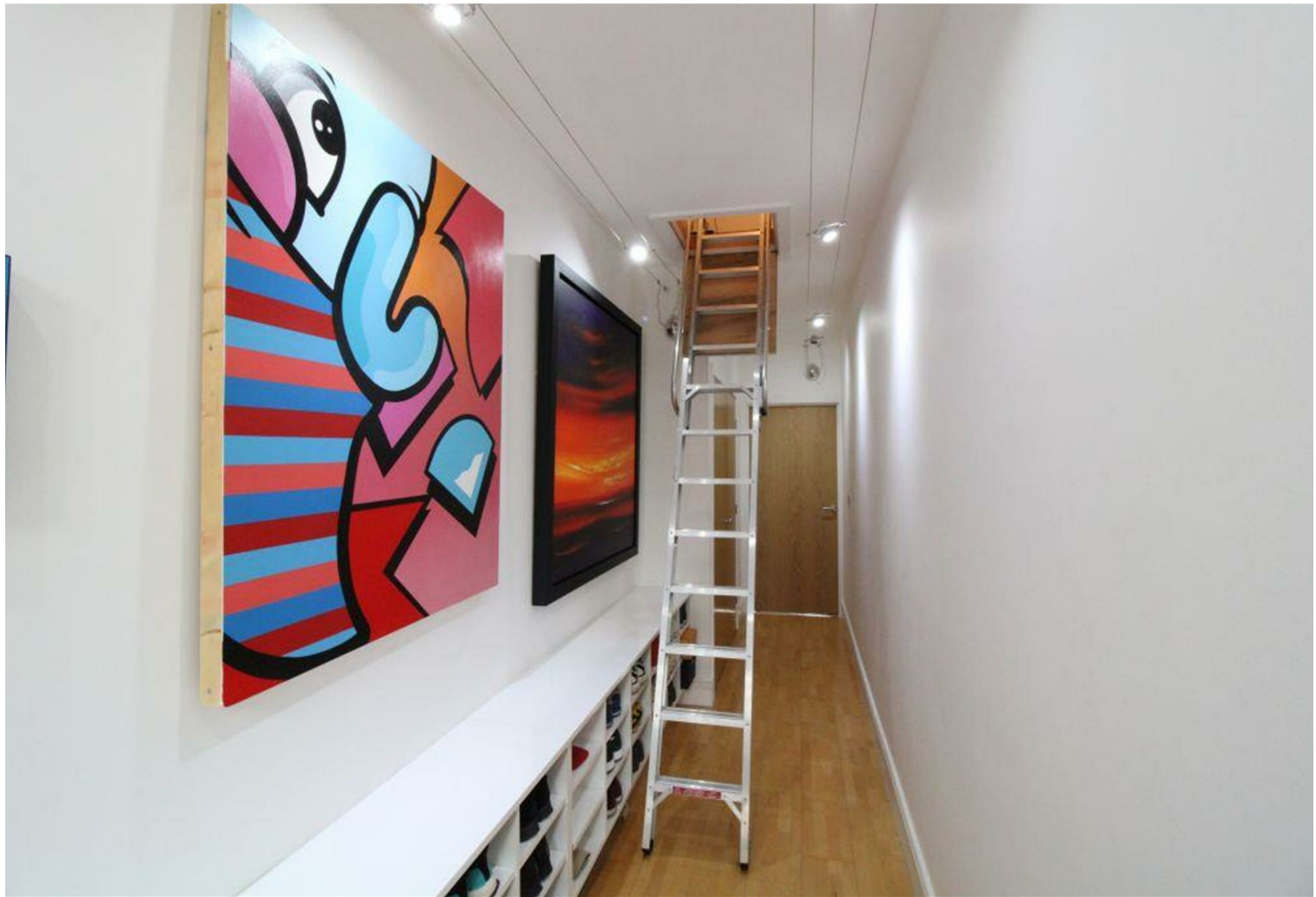
**Utility Room 8' x 6' (2.44m x 1.83m)**

**Mezzanine Bedroom 15'10 x 12'10 (4.83m x 3.91m)**

**En Suite Bathroom/WC 13' x 7'8 (3.96m x 2.34m)**

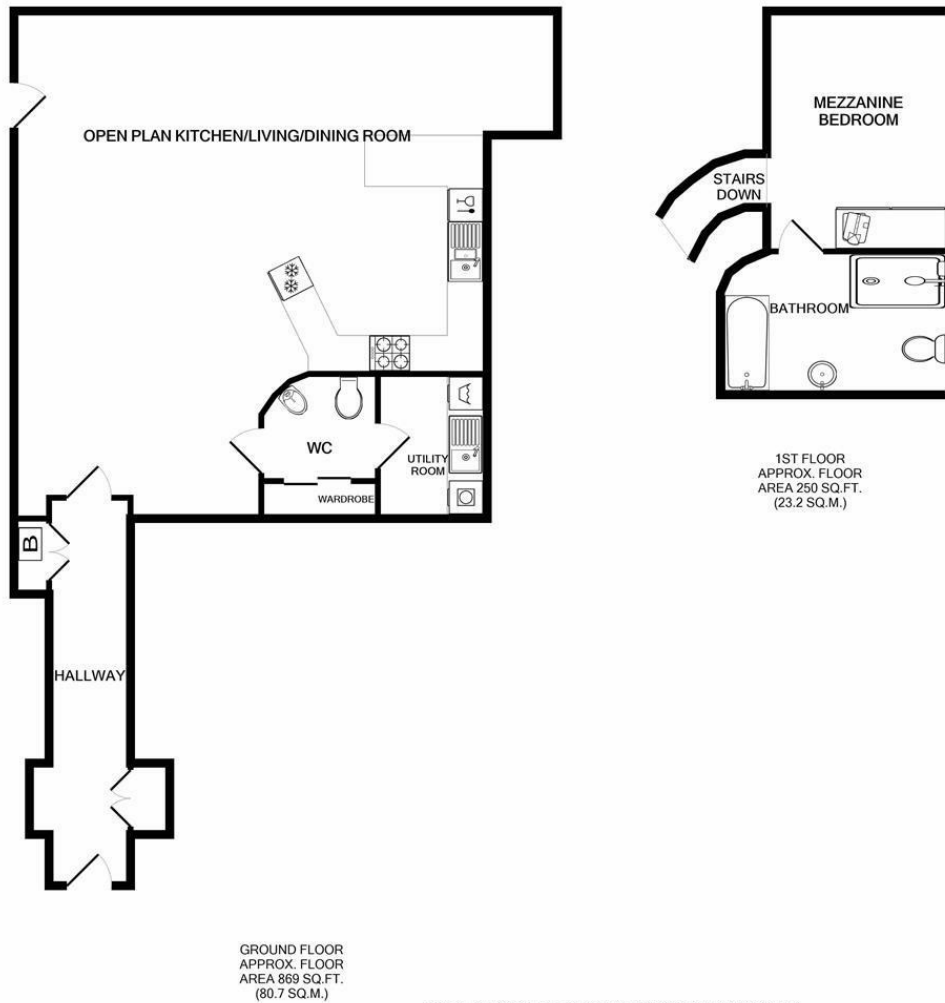
**Garage**





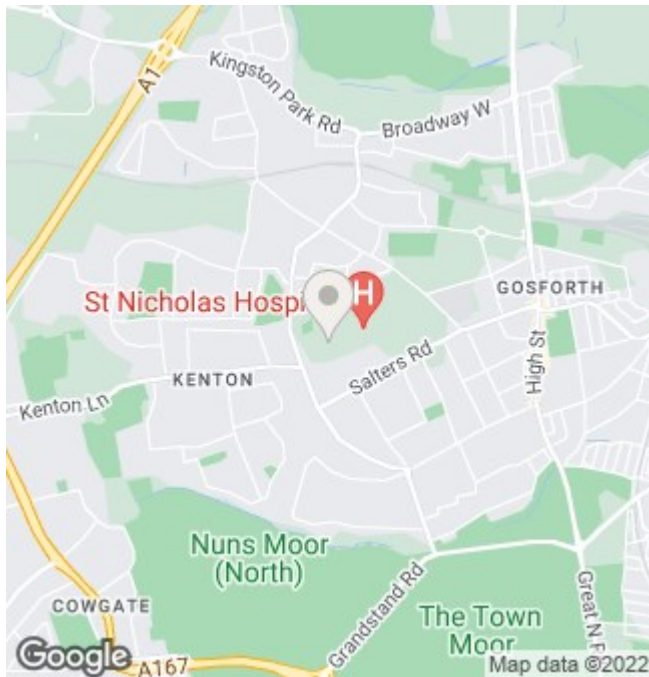
Energy Performance: Current C Potential C  
 Council Tax Band: C  
 Newcastle City Council: 0191 278 7878  
 Gosforth High School: 1.1 Miles (By Road)  
 Newcastle Central Railway Station: 3.9 Miles  
 Newcastle International Airport: 4.8 Miles





TOTAL APPROX. FLOOR AREA 1119 SQ.FT. (104.0 SQ.M.)

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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