

# BRUNTON

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## RESIDENTIAL



**MONTAGU COURT, GOSFORTH, NE3**

**Offers Over £230,000**

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Well-Presented Two-Bedroom Apartment Set Within the Desirable Montagu Court Development in Gosforth, Newcastle Upon Tyne. Offering a Spacious Dual-Aspect Lounge/Diner, Private Balcony and Views Across Landscaped Gardens,

The internal layout includes two well-proportioned bedrooms, a bright and airy reception room with access to outdoor seating, a stylish modern shower room, and ample storage throughout. The surrounding greenery and communal lawns enhance the sense of space and tranquillity.

Located in a desirable area of Gosforth, the property enjoys a picturesque outlook easy access to local amenities and excellent transport links to the city centre and beyond.

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Internal accommodation briefly comprises: Central hallway which provides access to all rooms. To the left is a modern shower room, fitted with a walk-in shower, washbasin, WC, and a heated towel rail. The hallways also gives access to two well-proportioned bedrooms, both of which feature fitted storage.

Continuing along the hallway, you'll find a modern kitchen offering a range of wall and base units with plenty space for appliances and a large window that enjoys views over the surrounding greenery. The space is finished with practical wood-effect flooring.

At the end of the hallway, there is a generous dual-aspect lounge/diner, which includes a fireplace and benefits from direct access to a private balcony, providing a lovely outdoor seating area.

The apartment benefits from a lift servicing all floors as well as having dedicated resident parking.



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TENURE : Leasehold

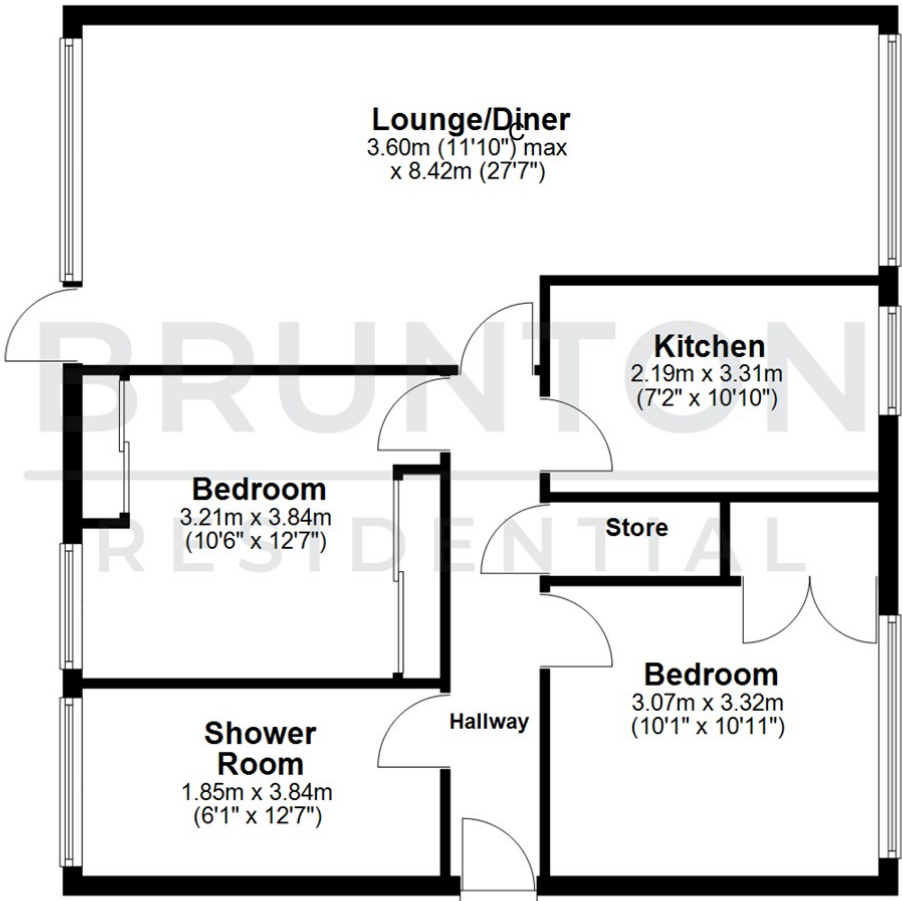
LOCAL AUTHORITY : Tyne and Wear

COUNCIL TAX BAND : C

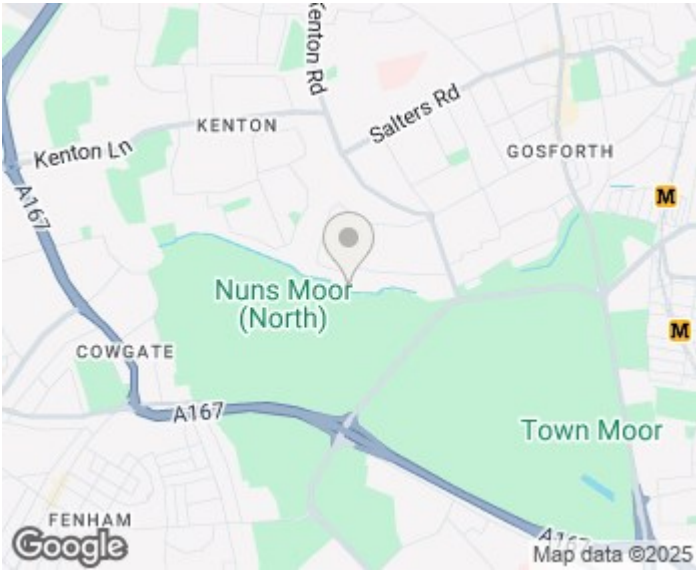
EPC RATING : C

### First Floor

Approx. 74.6 sq. metres (803.5 sq. feet)



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 69      | 76        |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|                                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |