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MONTAGU COURT, GOSFORTH, NE3

Offers Over £500,000

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Exceptional 14th Floor Apartment | Approx. 2,000 Sq Ft | Spectacular Panoramic Views Across Newcastle's Town Moor & City Skyline | Elegant Open-Plan Living | Three Double Bedrooms | Two En-Suites & Guest WC | Two Private Balconies | Lift Access | Secure Entry | Private Garage | No Onward Chain

Occupying a commanding position on the 14th floor of the prestigious Montagu Court, this exceptional three-bedroom apartment offers almost 2,000 sq ft of beautifully appointed living accommodation, complemented by breathtaking panoramic views across Newcastle's Town Moor, the city skyline and towards Gosforth.

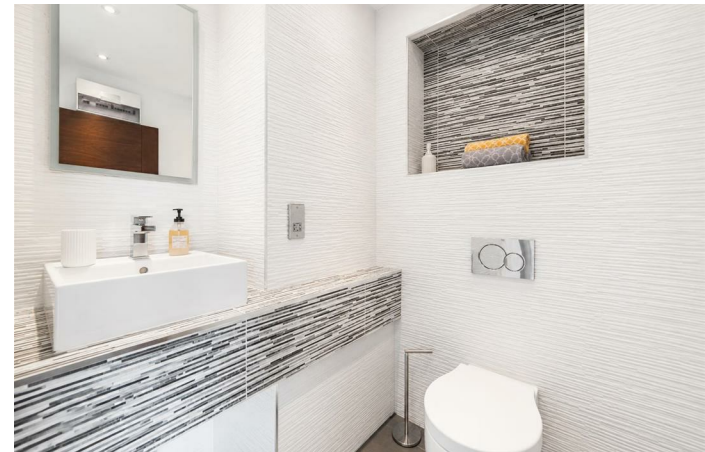
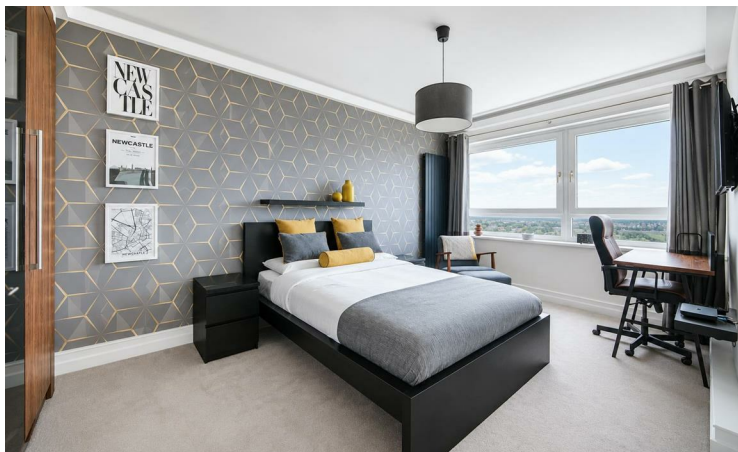
Originally designed by renowned local architects Waring & Nets in 1963, Montagu Court remains one of Newcastle's most distinctive residential developments. Standing proudly on Montagu Avenue overlooking the vast open expanse of the Town Moor, the building combines architectural heritage with an unrivalled setting.

Accessed via a secure entry system with lift access to all floors, the apartment has been thoughtfully designed to maximise both natural light and its outstanding elevated position. Finished to an excellent standard throughout, it offers an exceptional balance of space, style and practicality, making it equally suited to professionals, downsizers or those seeking a secure and prestigious city residence.

Perfectly positioned within easy reach of Gosforth's vibrant High Street, the apartment enjoys convenient access to an excellent selection of independent cafés, restaurants, shops and leisure facilities. Jesmond and Newcastle city centre are easily reached via Metro, bus and excellent road links, while Newcastle International Airport, the A1, major hospitals and universities are all within easy reach.

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A welcoming reception hall provides access to the principal living accommodation and benefits from extensive built-in storage together with a stylish guest WC.

At the heart of the apartment is a magnificent open-plan living space, beautifully presented with bespoke media wall, recessed lighting, neutral décor and expansive glazing that floods the room with natural light. French doors open directly onto the impressive south-facing balcony, providing the perfect place to relax while enjoying uninterrupted views across the Town Moor towards Newcastle city centre.

The open-plan layout continues seamlessly into a generous dining area and snug, finished with engineered wood flooring and contemporary lighting, creating an exceptional space for entertaining. A second set of doors also opens onto the balcony, while double doors lead through to the beautifully appointed kitchen and breakfast room.

The kitchen is fitted with an extensive range of contemporary high-gloss and wood-effect cabinetry complemented by granite worktops, large-format tiled flooring and a central breakfast island. Integrated appliances include twin ovens, microwave, wine cooler and American-style fridge freezer.

A separate inner hallway with additional built-in storage provides access to the bedroom accommodation.

The principal bedroom is an impressive suite featuring a walk-in wardrobe and a luxurious en-suite bathroom complete with bath and rainfall shower. The second double bedroom also benefits from fitted wardrobes and its own contemporary en-suite shower room, while the third generous double bedroom offers flexible accommodation and enjoys direct access to its own private balcony.

Externally, the apartment enjoys two private balconies, each perfectly positioned to capture the spectacular panoramic outlook across the Town Moor and Newcastle skyline. The principal south-facing balcony provides ample space for outdoor seating and entertaining, while the second balcony offers an additional private outdoor retreat.

The property further benefits from allocated residents' parking within the private communal car park together with a private single garage, offering an increasingly rare level of convenience and security.

Presented in excellent condition throughout and available with no onward chain, this outstanding apartment represents a rare opportunity to acquire one of the finest apartments within this landmark development. Early viewing is strongly recommended.

For purchasers seeking a true turnkey home, the apartment is also available fully furnished by separate negotiation, with the existing furniture, furnishings and accessories available by agreement.



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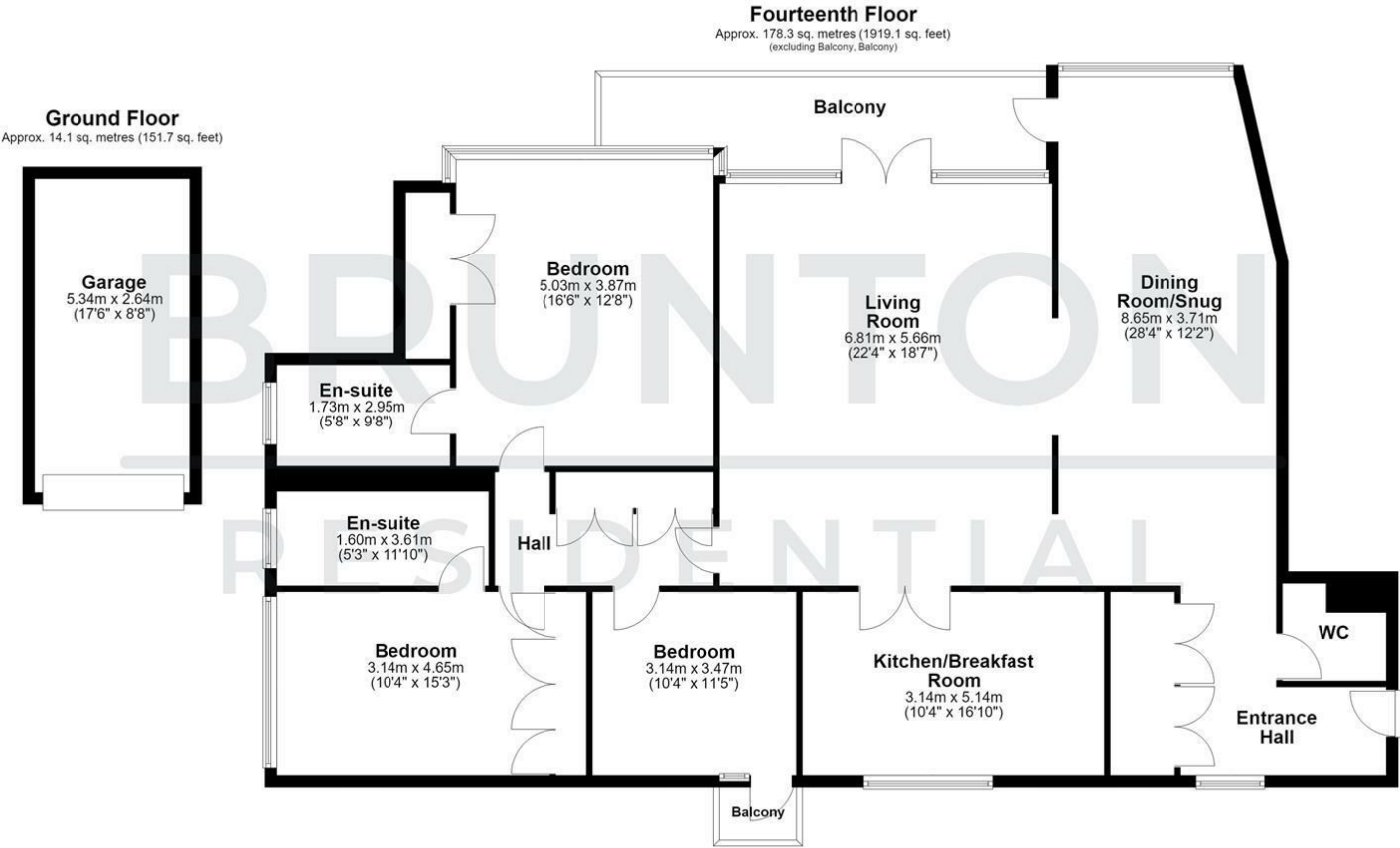
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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : G

EPC RATING : C



Total area: approx. 192.4 sq. metres (2070.9 sq. feet)



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