



# Montagu Court, Gosforth

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[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)

An opportunity to purchase what has to be in our opinion, one of the most stunning apartments to have been offered for sale within this sought after development. Montagu Court sits conveniently on the fringe of central Gosforth and provides access to Gosforth High Street and Newcastle City Centre. Offering wonderful views over the Town Moor and providing generous accommodation throughout, the property has undergone substantial refurbishment by the current owners to provide the highest level of luxury accommodation. Briefly comprising; reception hall, separate w.c., sitting room with balcony off and archway to dining room, fitted kitchen with integrated appliances, three bedrooms (including master with en suite bathroom) and a main bathroom/w.c.

Additional benefits include gas central heating via combination boiler, double glazing, communal garden and two garages. This is the most amazing property. Viewing is considered essential.

## £ 450,000

NOTE FOR  
FINISHING  
DEPARTMENT:

TRIM OFF 50mm  
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# 70 Montagu Court,

## Gosforth, Newcastle upon Tyne, NE3 4JL

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### RECEPTION HALL

With entrance door, double glazed window, built in cupboards, cornice to ceiling, telephone point, airing cupboard housing combination boiler.

### SEPARATE W.C.

Fitted with a two piece 'Kohler' suite comprising low level w.c., wash hand basin set in vanity unit, tiled walls, tiled floor, extractor fan, shaver point, heated towel rail.

### SPLIT LEVEL SITTING ROOM 16' 11" x 22' 5" (5.16m x 6.83m)

With double glazed windows incorporating French door to balcony, television point, cornice to ceiling, skirting heaters. Archway to:

### DINING ROOM 21' 10" x 14' 2" into alcove (6.65m x 4.32m)

With double glazed windows, cornice to ceiling, skirting heaters.

### KITCHEN 16' 0" x 10' 11" at widest point (4.88m x 3.33m)

Fitted with a range of 'Aalno' wall and base units incorporating glass work tops supplied by John Lewis, one and a half bowl sink unit, waste disposal, built in induction hob and wok ring, hot plate, two NEFF double ovens, integrated Bosch washer/dryer and NEFF dishwasher, NEFF microwave, speaker system, Amtico flooring, halogen downlighting, radiator, double glazed window.

### INNER HALL

With cupboard, coving to ceiling, halogen downlighting.

### MASTER BEDROOM 16' 7" x 12' 0" plus recess (5.05m x 3.66m)

With double glazed window, walk in wardrobe, telephone point, coving to ceiling, dressing area, skirting heater.

### EN SUITE BATHROOM/W.C.

Fitted with a three piece white 'Kohler' suite comprising wash hand basin set in vanity unit, low level w.c., bidet, Jacuzzi bath, Jacuzzi combination shower & steam cabinet, underfloor heating, tiled floor, tiled walls, shaver point, double glazed window.

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## BEDROOM TWO 14' 2" x 12' 5" (4.32m x 3.78m)

With double glazed window, double glazed door, coving to ceiling, skirting heater, en suite to main bathroom.

## BEDROOM THREE 13' 3" into recess x 11' 4" (4.04m x 3.45m)

With double glazed window, cupboard housing 'Mega Flow' coving to ceiling, skirting heater.

## MAIN BATHROOM/W.C.

Fitted with a five piece suite comprising Jacuzzi bath, wash hand basin set in vanity unit, step in shower cubicle, low level w.c., bidet, tiled walls, halogen downlighting, heated flooring, double glazed window, heated towel rail

## EXTERNALLY

Communal garden.

## TWO GARAGES

## MORTGAGES

The mortgage market is a minefield, the difference between the right and wrong mortgage could save you ££££'s each month. It is sensible to have your mortgage arrangements in hand and to understand what you can afford long before you make your offer on the property you love. Our mortgage specialist can research the whole of the UK market to find a mortgage and protection solution as individual as you are. Doing this sooner rather than later means that Phil will be ready to fully support any offer you make, with ourselves or even another agent, and can put you ahead of other potential buyers. So, don't delay, let the High Street come to you – call us now on **0191 284 7999** to arrange an appointment.

Your home may be repossessed if you do not keep up repayments on your mortgage.



Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
	CURRENT	POTENTIAL		CURRENT	POTENTIAL
Very energy efficient - lower running costs			Very environmentally friendly - Lower CO <sub>2</sub>		
(92 - 100) <b>A</b>			(92 - 100) <b>A</b>		
(81 - 91) <b>B</b>		86	(81 - 91) <b>B</b>		85
(69 - 80) <b>C</b>	74		(69 - 80) <b>C</b>	73	
(55 - 68) <b>D</b>			(55 - 68) <b>D</b>		
(44 - 54) <b>E</b>			(44 - 54) <b>E</b>		





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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

