

# 53 Lanesborough Court

Gosforth



SANDERSON  
YOUNG



## 53 Lanesborough Court Gosforth

This great, three bedroom townhouse boasts close to 1,300 sq.ft of internal living space and is ideally located within a desirable courtyard setting in the desirable and prestigious Lanesborough Court, Gosforth.

This lovely three storey home was purchased by the current owners in 2016, and is one of only a handful within this impressive gated development and is ideally located within this landmark Victorian hospital conversion.

Originally designed by architect, WL Moffat, Lanesborough Court was first constructed back in 1869, and was granted Grade II Listed status, the property has been sympathetically converted by Yuill Homes during the turn of the last millennium.

St Nicholas Conservation Area offers a tranquil setting and provides excellent access to everything Gosforth has to offer including its countless shops, cafes and restaurants. Excellent local schooling is also only a short walk away as are the shops and amenities of Ashburton Village.

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**Price Guide:**  
Offers Over £300,000

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The internal accommodation comprises: Reception hallway with stairs leading to the first floor and door to the integral garage | Ground floor shower room with WC | Ground floor bedroom/study.

The stairs then lead to the first floor and gives access to a fabulous open plan kitchen/living and dining room with a feature bay window and open to the fitted kitchen at the rear.

The stairs continue to the second floor landing which in turn leads to two double bedrooms, both with en-suite facilities | Principle bedroom with walk in wardrobe and access to an ensuite bathroom with WC | Second guest bedroom with en-suite shower room and French doors opening to a Juliette balcony.

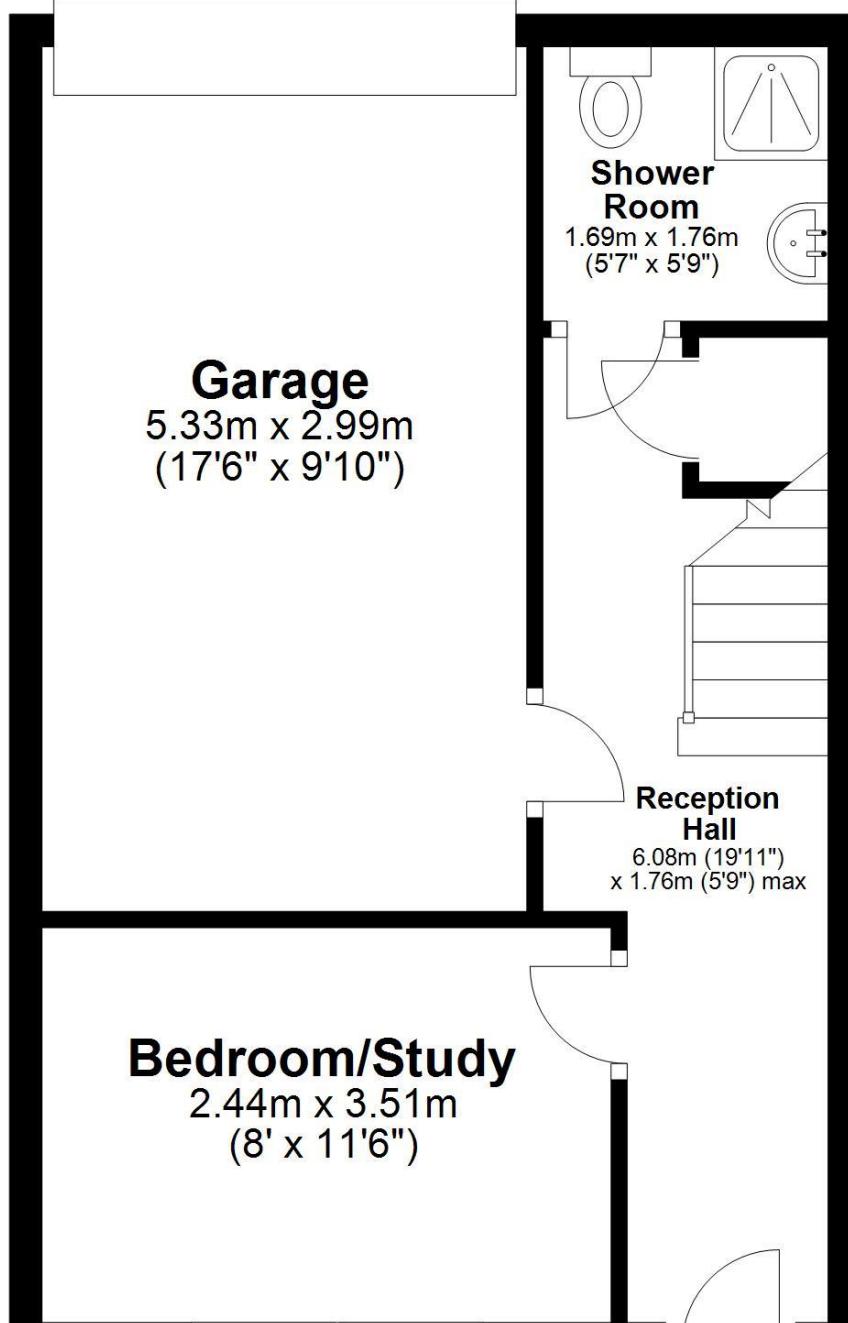


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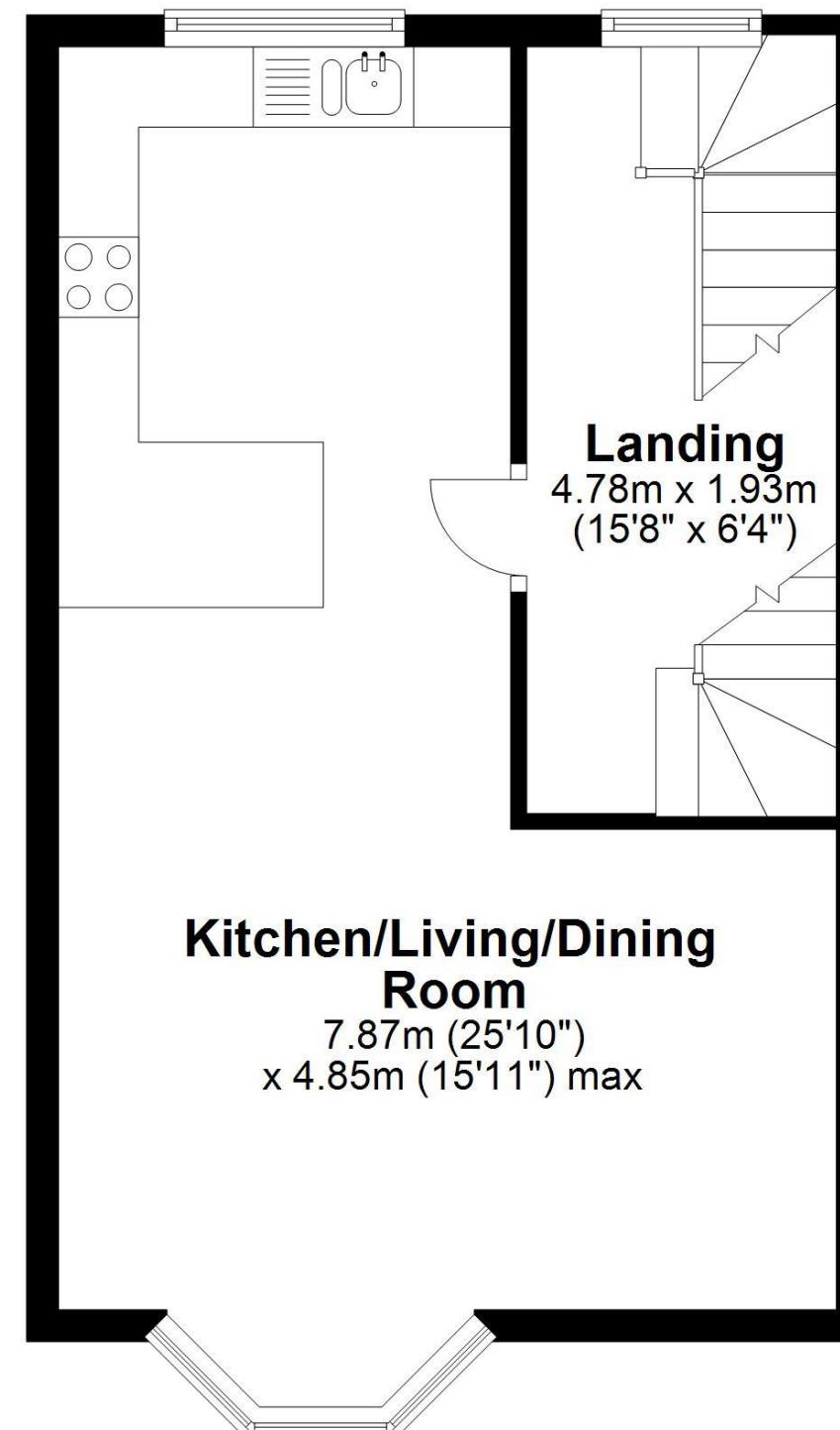
## Ground Floor

Approx. 38.2 sq. metres (410.9 sq. feet)



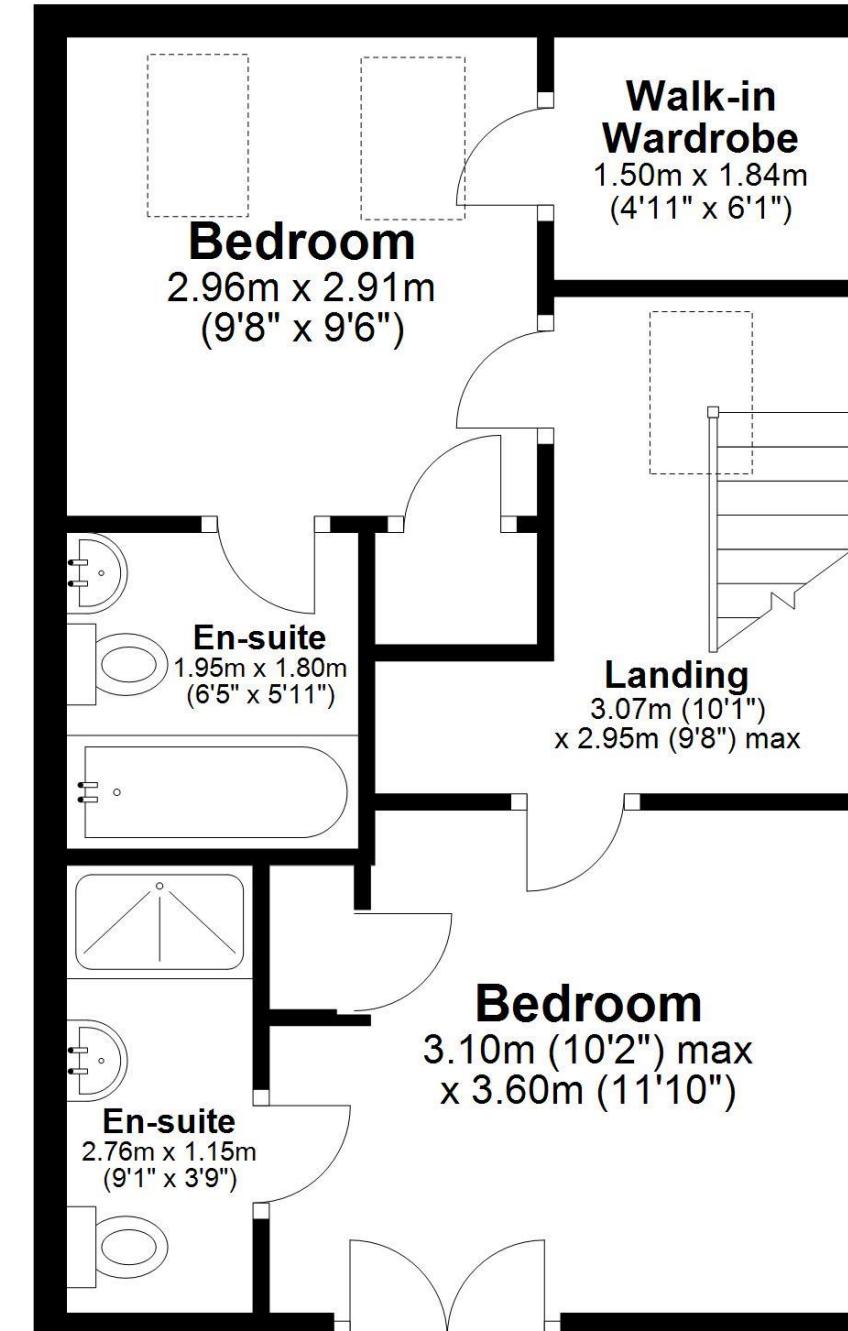
## First Floor

Approx. 38.4 sq. metres (413.3 sq. feet)



## Second Floor

Approx. 38.2 sq. metres (410.9 sq. feet)



The property also enjoys an integral garage and an allocated off street parking space providing parking for two vehicles | Secure gated access to Lanesborough Court | Well maintained communal grounds.

Services: mains electricity, gas, water and drainage | Tenure: leasehold | Lease Term Remaining: 977 Years | Ground Rent: Approximately £2000 per year | Council Tax: Band D | EPC Rating: TBC

Total area: approx. 114.7 sq. metres (1235.0 sq. feet)

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