



**26 Lanesborough Court**

Gosforth





This excellent, stone built mid terrace is ideally located within this landmark Victorian hospital development. Designed by the architect, WL Moffat, Lanesborough Court was originally constructed in 1869 and is Grade II Listed.

The original building was sympathetically converted by Yuill Homes during the turn of the last millennium and offers one of the most desirable gated developments within the city. St Nicholas Hospital Conservation Area offers a tranquil setting and provides excellent access to everything central Gosforth has to offer such as its countless shops, cafes and restaurants.

Boasting close to 1,000 sq ft, the internal accommodation comprises : Lobby | Private entrance hall with ground floor guest WC and return staircase to the first floor | Full width living room with views over the gardens and door leading to the private terrace and communal gardens | Kitchen/breakfast room with integrated appliances | The stairs then lead to the first floor and on to three bedrooms and a family bathroom | Bedroom one with en-suite shower room

Externally, the development is accessed via secure electronic entrance gates with secure entry-phone system.

The property itself is situated within a secluded courtyard which offers access to a covered parking space with second allocated space to the front. The property also benefits from a secure store area which would be perfect for storing bicycles and further equipment.

The delightful and extensive lawned communal gardens really are one of the main features of Lanesborough Court and this property offers direct access from the lounge and enjoys the benefits of gravelled walkways and south facing seating areas.

Well presented throughout, with tall ceilings, gas 'Combi' central heating, this great home simply demands an early inspection.

Services: Mains electric, gas, water and drainage | Tenure: Leasehold | Council Tax: Band D | EPC Rating: TBC











All enquiries to our Gosforth Office | 95 High Street, Gosforth, Newcastle upon Tyne NE3 4AA

T: 0191 213 0033 | [www.sandersonyoung.co.uk](http://www.sandersonyoung.co.uk)

