

# BRUNTON

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## RESIDENTIAL

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## Montagu Court

Gosforth, NE3 4JL

FANTASTIC APARTMENT - SOUGHT AFTER LOCATION - THREE BEDROOM

Brunton Residential are delighted to bring to market this outstanding apartment located in the popular area of Montagu Court. This excellent three bedroom property offers elegance and Sophistication with its quirky interior. Located close to local amenities, shops, schools and restaurants.

**Offers Around £650,000**

# 19 Montagu Court

Gosforth, NE3 4JL



Accommodation briefly comprises of; an entrance hallway with a fantastic practical corridor allowing access to a conveniently situated WC. As you move further into the apartment there is an excellent open-plan dining room with an archway leading to the living room. This gorgeous lounge offers elegance with its remarkable interior and a panoramic view of Newcastle which can be seen on the generously sized balcony. The Kitchen can be found on the other side of the floor which overlooks the other side of the apartment view. The kitchen is fully equipped with integrated appliances and offers great coordinated work surfaces and cupboards. There is the first of the bedrooms next to this which is the smallest of three however still a great size, currently used as an office/library space. Across the hallway is the master bedroom which offers ample space for bedroom furniture, this room features a stunning dressing room and a separate well-equipped en suite that offers a great-sized shower. There is a further large bedroom which allows excellent space. To finish this property is a gorgeous designed family bathroom. The property has an allocated garage space, additional private parking to the front and visitor parking.

## ON THE GROUND FLOOR

### Hallway

18'1" x 14'7" (5.50m x 4.45m)

### WC

6'0" x 6'1" (1.84m x 1.85m)

### Kitchen

19'5" x 10'6" (5.91m x 3.19m)

### Bedroom

11'0" x 10'6" (3.35m x 3.19m)

### Dining Room

11'6" x 23'4" (3.50m x 7.10m)

### Living Room

20'6" x 17'11" (6.25m x 5.45m)

### Hall

### Bedroom

19'4" x 10'6" (5.90m x 3.19m)

### Bathroom

11'4" x 6'11" (3.45m x 2.10m)

### En-suite

10'0" x 7'5" (3.05m x 2.25m)

### Dressing Room

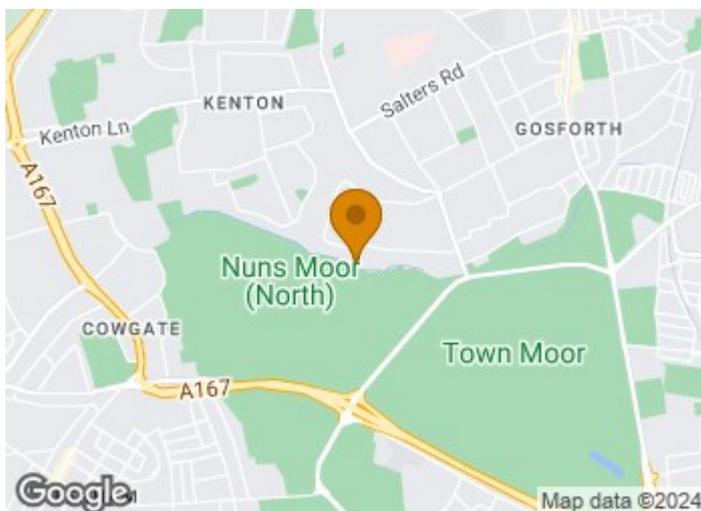
8'9" x 8'3" (2.66m x 2.51m)

### Bedroom

13'11" x 23'4" (4.24m x 7.10m)

### Balcony

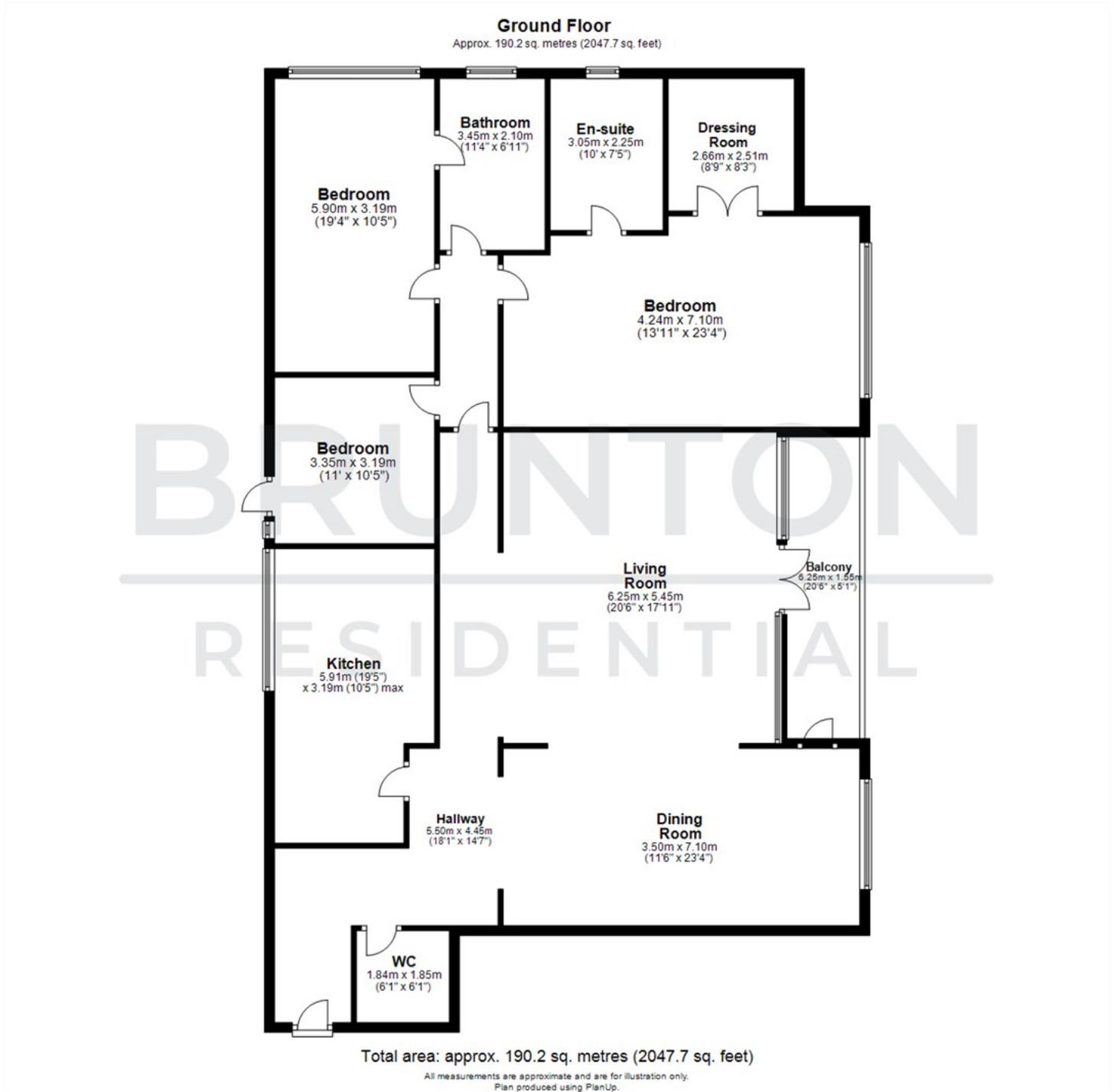
20'6" x 5'1" (6.25m x 1.55m)



- MONTAGU COURT
- SOUGHT AFTER LOCATION
- BALCONY
- GOSFORTH
- 360 VIRTUAL TOUR
- CITY CENTRE VIEWS
- APARTMENT COURT
- EXCELLENT INTERIOR



## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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