

# BRUNTON

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## RESIDENTIAL



**MONTAGU COURT, NEWCASTLE UPON TYNE, NE3**

**Offers Over £495,000**



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Impressive Three Bedroom Apartment Situated on the Tenth Floor Within the Desirable Montagu Court Development, Boasting in Excess Of 1800 Sq ft, Including a Fantastic 22ft Living Room, Re-fitted Kitchen, Two En-suites plus Family Bathroom, Open Aspect Views with Access to a Delightful Balcony, plus Off Street Parking with Garage!

Centred around a spacious open-plan living and dining area that opens directly onto the balcony and offering panoramic views over Nuns Moor towards the city and beyond, this substantial south facing apartment is located on the 10th floor of the tower block of Montagu Court, a landmark development designed in 1964 by Newcastle architects Waring Netts.

Montagu Court, which is tucked just off from Montagu Avenue, is perfectly situated to provide direct access to everything central Gosforth has to offer, including Gosforth High Street, with its countless shops, cafes and restaurants.



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The internal accommodation comprises: An entrance hall that provides access to a convenient WC, and leads to the incredible open-plan living and dining room. This exceptional space is bright, owing to the windows and French doors leading out to the balcony and spanning the entirety of the space. From here, there is also access to a versatile snug/sunroom, which also has access to the balcony and large windows. The kitchen is also accessed from this space and features a range of fitted wall and base units and a central island, allowing for ample storage and work space, along with integrated appliances and plumbing for a washer/dryer and dishwasher.

From the open-plan kitchen and living area, a hallway with built-in storage leads to the three bedrooms. To the left, bedroom one, though smaller, functions perfectly as an office, playroom or child's room. Adjacent to this, bedroom two is a comfortable double and enjoys a large window and a convenient en-suite shower room with a door to a dressing room. The hallway then leads to the principal bedroom, bedroom three, which is incredibly spacious, and enjoys windows spanning the length of the room. This bedroom also benefits from an en-suite shower room featuring a three-piece suite, along with a dressing room.

Externally, the property enjoys a large balcony overlooking beautiful greenery.





# BRUNTON

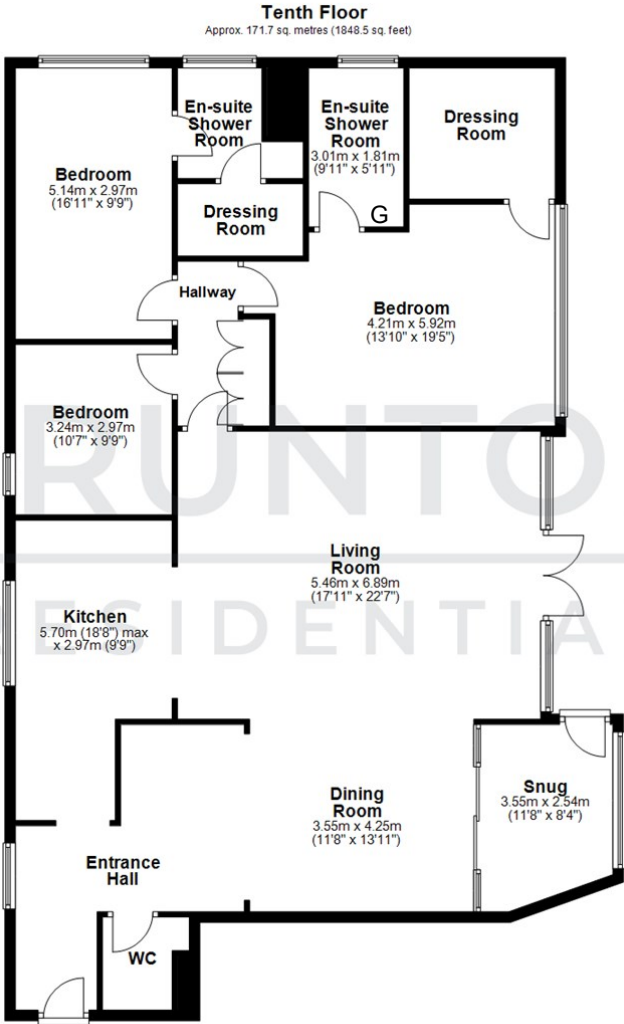
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TENURE : Leasehold

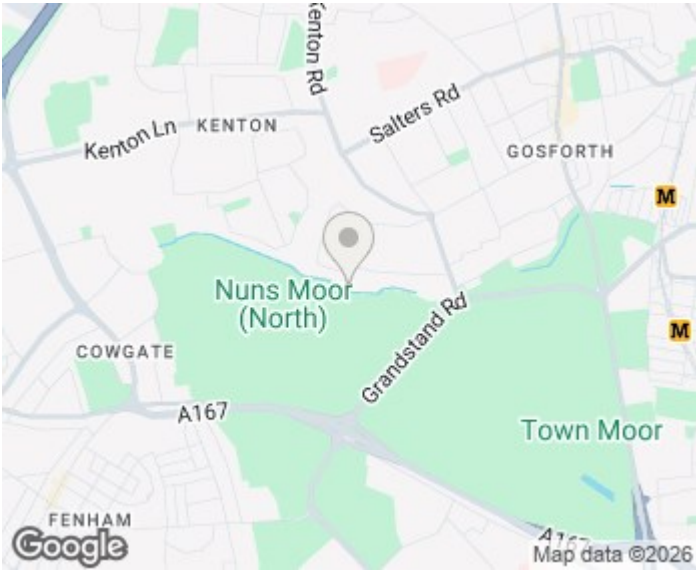
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : G

EPC RATING :



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



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

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