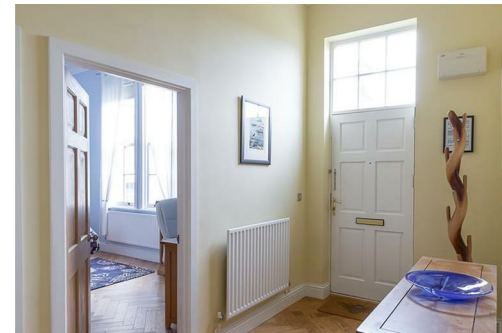




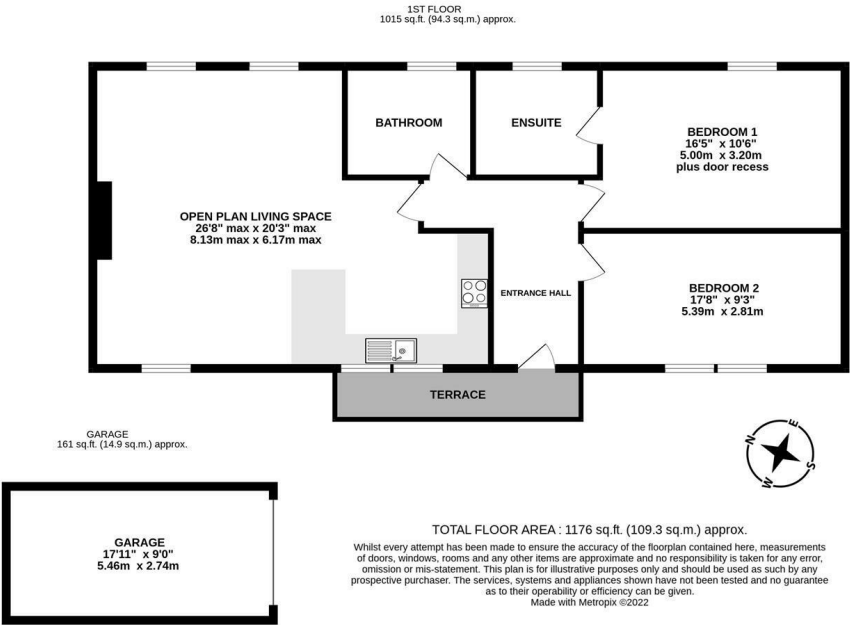
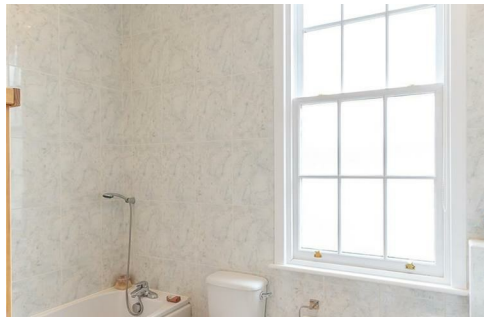
With extensive communal gardens, its own private front door and a detached garage. This stylish apartment is located to the first floor within this landmark Victorian conversion, originally designed by architect WL Moffat, and constructed in 1869. Lanesborough Court, granted Grade II listing, was sympathetically converted by Yuill Homes during the turn of the last millennium. St Nicholas Hospital Conservation Area offers a tranquil and gated setting in the middle of the City and gives excellent access to everything Gosforth has to offer.

Accessed by secure electronic gates, the apartment, which lies to the west wing of the development and entered through its own private door, briefly comprises: entrance hall; an impressive 26ft open plan living space with dual aspect windows, raised kitchen area with a range of fitted units together with work surfaces, breakfasting bar and spot lighting; fully tiled bathroom complete with three piece suite and spot lighting; two bedrooms, bedroom one with En-suite shower room, again fully tiled with three piece suite and spot lighting; bedroom two with dual south-west facing windows. Externally, as well as the delightful south facing communal gardens, the apartment also benefits from a garage measuring almost 18ft. Early viewings are advised to avoid disappointment.

Stylish 1st Floor Conversion Apartment | Grade II Listed | 1,176 Sq ft (109.3m2) | 26ft Open Plan Living Space | Raised Kitchen Area | Bathroom & En-Suite Shower Room | Two Bedrooms | Private Front Door | Garage | Extensive Lawned Communal Gardens | St Nicholas Conservation Area | Lease Length: 978 Years | Service Charge: £2540.34pa | Ground Rent: N/A | Council Tax Band: C | | EPC: C

EPC - C

Offers Over £235,000



IMPORTANT NOTE: These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

