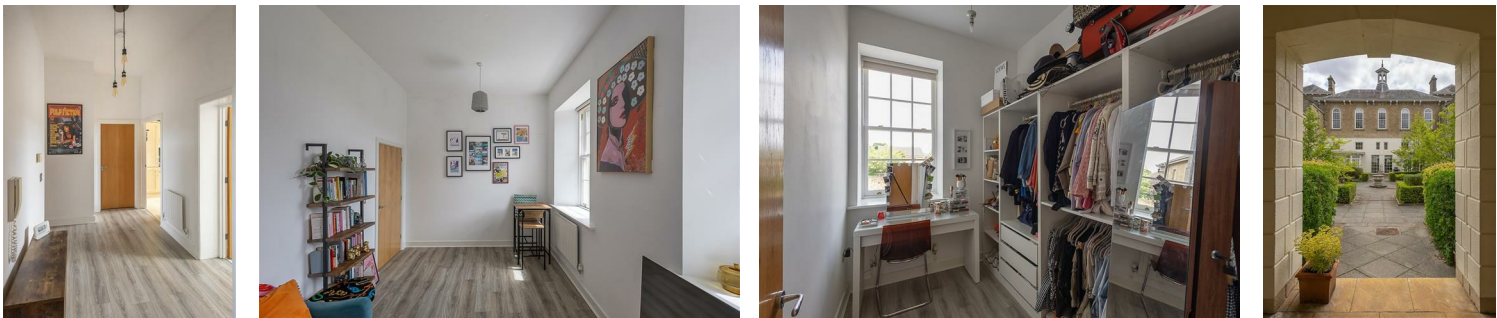




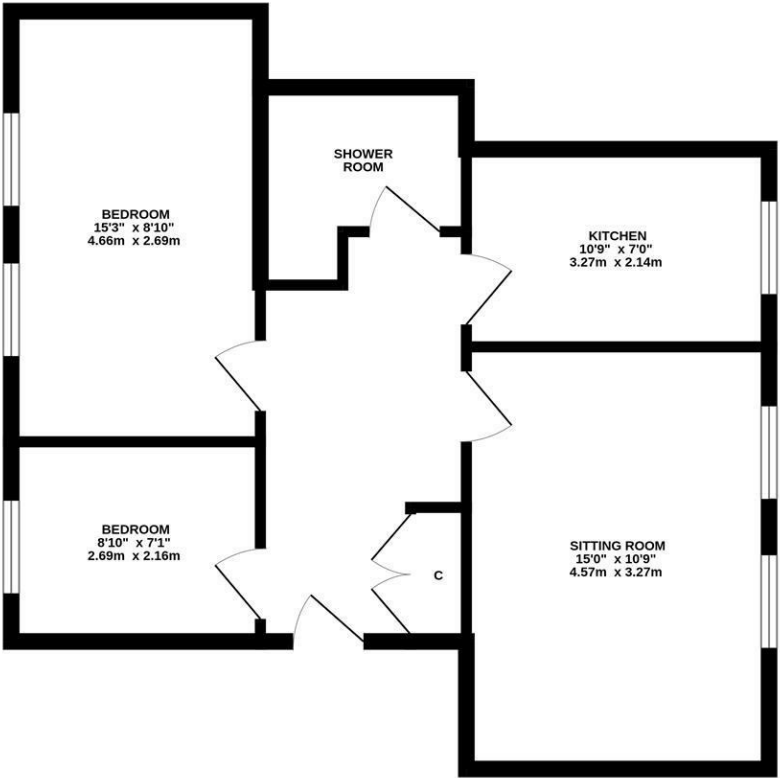
With extensive communal gardens, this well appointed apartment is located to the first floor within this landmark Victorian conversion. Originally designed by architect, WL Moffat, and constructed in 1869, Lanesborough Court, granted Grade II listing, was sympathetically converted by Yuill Homes during 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.

The accommodation briefly comprises: communal entrance accessed via secure gates; private entrance hall with storage cupboard; sitting room with dual windows; kitchen with fitted units and work surfaces; shower room with three piece suite; two bedrooms, bedroom one with dual windows. Externally, as well as the delightful communal gardens, the apartment also benefits from allocated parking.

First Floor Apartment | 578 Sq ft (53.7m2) | Two Bedrooms | Sitting Room | Kitchen | Bathroom | Allocated Off-Street Parking | Communal Gardens | Leasehold - 975 Years | Service Charge £2,628 Per Annum | Council Tax Band C | EPC: Rating C



FIRST FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 578 sq.ft. (53.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Offers Over £190,000

**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.

