





TWO BEDROOM MAISONETTE situated within a GRADE II LISTED PROPERTY on the popular ST. THOMAS CRESCENT with PRIVATE SOUTH FACING COURTYARD & PERIOD FEATURES THROUGHOUT! This delightful conversion apartment is ideally located on St. Thomas Crescent, Newcastle City Centre. St Thomas Crescent, a delightful Georgian terrace in the heart of Newcastle city centre, is ideally placed a stones throw from both the Royal Victoria Infirmary, Newcastle University and the location is particularly well regarded by academics and medics. The house is also located within walking distance of the Haymarket and Metro stations providing excellent links throughout the region, the beautiful Leazes Park and a wealth of city centre amenities.

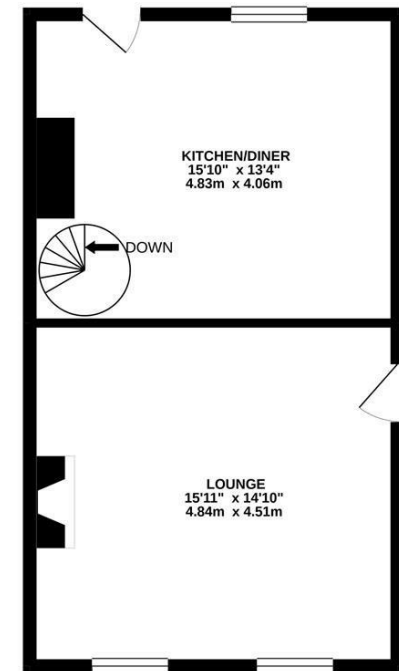
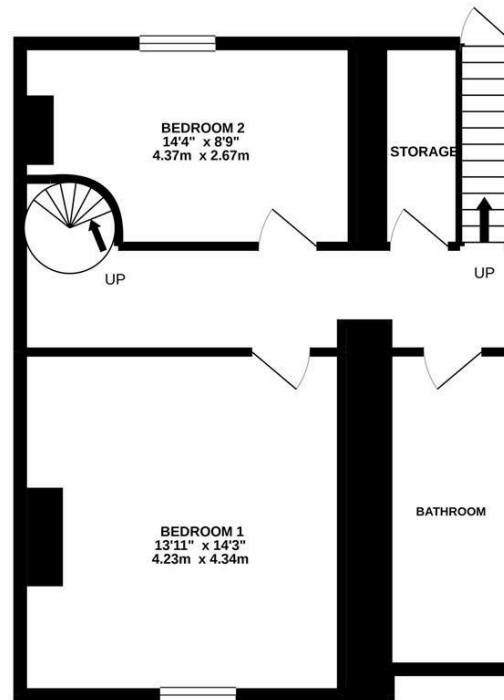


LOWER GROUND  
546 sq.ft. (50.7 sq.m.) approx.

RAISED GROUND FLOOR  
433 sq.ft. (40.3 sq.m.) approx.

Rare to the market and boasting close to 1,000 Sq ft, the accommodation briefly comprises: communal entrance hall with secure entry phone system; stairs down to the lower ground floor, with a second entrance to the raised ground floor level; kitchen diner measuring almost 16ft with a range of wall and base units together with work surfaces, stripped wood flooring and spiral staircase leading down to the lower ground floor; lounge, again measuring almost 16ft with feature fireplace, decorative ceiling and stripped wood flooring. The staircase to the lower ground floor gives access to two bedrooms, separate storage room and bathroom with three piece suite. Externally, the property benefits from a private south facing courtyard and access to the rear lane, residents and visitors permit parking is also available to the front. Benefiting from plantation shutters to both front and rear, Honeywell heating system which is app activated, early viewings are deemed absolutely essential.

Lower & Raised Ground Maisonette | Two Bedrooms | 979 Sq ft (91.0m<sup>2</sup>) | Lounge | Kitchen Diner | Bathroom | Private South Facing Courtyard | Residents Permit Parking | Period Features Throughout | GCH | City Centre Location | Leasehold with 142 Years Remaining | Service Charge £1,561.67 Per Annum | Council Tax Band C | EPC: N/A



TOTAL FLOOR AREA : 979 sq.ft. (91.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 £265,000**

**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.

