



****AVAILABLE IMMEDIATELY** **VERY RARE PROPERTY** **FURNISHED**** An outstanding luxury two bedroom apartment with mezzanine, found in Jesmond's most prestigious development, La Sagesse. Set behind private surroundings, this purpose built property, built in 2015, is situated on the second floor of Melrose House and boasts in excess of 1,500sq ft of internal living accommodation, is very tastefully furnished throughout and benefits from two off street parking spaces.

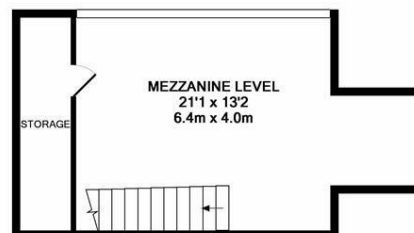
With both lift & stairs access to all floors, the apartment itself is south facing with electric under floor heating. Comprising an entrance lobby through into a hallway. There are two generous size double bedrooms, both with fitted wardrobe space and furnished with double beds. The master bedroom has a plush shower room en suite, whilst the second bedroom has a Jack & Jill style bathroom. The reception space is very impressive, with high ceilings, open plan with lounge, dining and kitchen. The kitchen is very modern, all with integrated appliances. There is a separate utility room, as well as a mezzanine floor overlooking the reception area, currently being used as study space. Also with ample storage space throughout. Externally there is enclosed allocated off street parking, with two spaces available for this property.

Apartments of this calibre rarely come available, this property will make a superb home for either a professional couple or small family alike and is available fully furnished to a very high standard with top quality fixtures and fittings throughout.

Available Immediately | £2,400pcm | Second Floor Apartment | 1,595 Sq. ft (148.2 m2) | Two Double Bedrooms | Impressive Open Plan Reception | Mezzanine | Bathroom WC | En Suite | Modern Kitchen | Underfloor Electric Heating | Lift Access | Enclosed Off Street Parking | Secure Telephone Entry | Leafy Outlook | Private Community | Prestigious Location | Furnished | Council Tax Band: F | EPC Rating: C



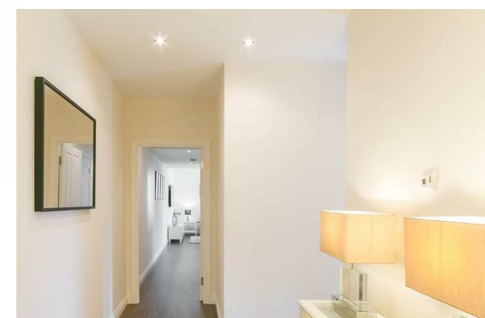
ENTRANCE FLOOR
APPROX. FLOOR
AREA 1313 SQ.FT.
(122.0 SQ.M.)



MEZZANINE LEVEL
APPROX. FLOOR
AREA 282 SQ.FT.
(26.2 SQ.M.)



TOTAL APPROX. FLOOR AREA 1595 SQ.FT. (148.2 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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£2,400 PCM

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.

