



STYLISH DUPLEX CONVERSION APARTMENT with an **IMPRESSIVE OPEN PLAN LIVING SPACE** **TWO DOUBLE BEDROOMS** and **SECURE ALLOCATED PARKING!** Set back from the road and occupying the ground and first floor of this sensitive conversion, a stylish two-bedroom apartment centrally located on Sanderson Road, Jesmond. Sanderson Road is conveniently located to give excellent access to the shops, cafés, restaurants and nightlife of Jesmond as well as excellent local transport links and Jesmond Dene.

Boasting close to 1,100 Sq ft, the accommodation briefly comprises: communal entrance hall; private entrance hall with WC access; an impressive open plan living space with walk in bay, hardwood flooring, spot lighting, feature fireplace, storage cupboard and stairs to first floor; kitchen with a range of fitted units, work surfaces and spot lighting; rear hallway; bedroom two with access to an en-suite shower room. The first floor landing with storage cupboard and a bathroom with three piece suite gives access to; a generous double bedroom with dual aspect windows and fitted wardrobe storage. Externally, allocated and secure off-street parking to the rear of the property.

Stylish Duplex Conversion Apartment | 1,091 Sq ft (101.4m²) | Two Double Bedrooms | Impressive Open Plan Living Space | Ground Floor WC | En-Suite Shower Room to Bedroom Two | 1st Floor Bathroom | Allocated Off-Street Parking | Great Location | Leasehold - Share of Freehold | Service Charge £,1200 Per Annum | Council Tax Band C | EPC: D

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Offers Over £300,000

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.

