



# 49 Dulverton Court

Adderstone Crescent



SANDERSON  
YOUNG





## 49 Dulverton Court Adderstone Crescent, Jesmond, NE2 2HS

An immaculately presented, two bedroom apartment, with lovely elevated views over Jesmond Dene. Situated on the first floor, this apartment benefits from a lounge/dining room, a kitchen/breakfast room, two good sized bedrooms, a private garage, and a lovely aspect over the communal gardens.

This purpose built apartment is ideally positioned within Dulverton Court on Adderstone Crescent in Jesmond.

Tucked behind St George's Church, on one of Newcastle's most prestigious residential addresses, Adderstone Crescent is perfectly placed to give access to all Jesmond has to offer with its wide range of amenities, shops, cafes, bars and restaurants, as well as being close by for Metro links and public transport into Newcastle City Centre and surround.

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### Price Guide:

Offers Over £290,000

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The internal accommodation comprises: Secure entry system to a communal entrance | Private entrance door to hallway | Private hallway with store cupboard | Spacious lounge/dining room which has picture windows over the Dene | Modern kitchen with integrated appliances including hob, oven and extractor, as well as a breakfast bar | Bedroom one is a good sized double with fitted storage | Bedroom two is another double | Modern tiled bathroom with three piece suite | Externally, communal gardens surround the property | Private garage.



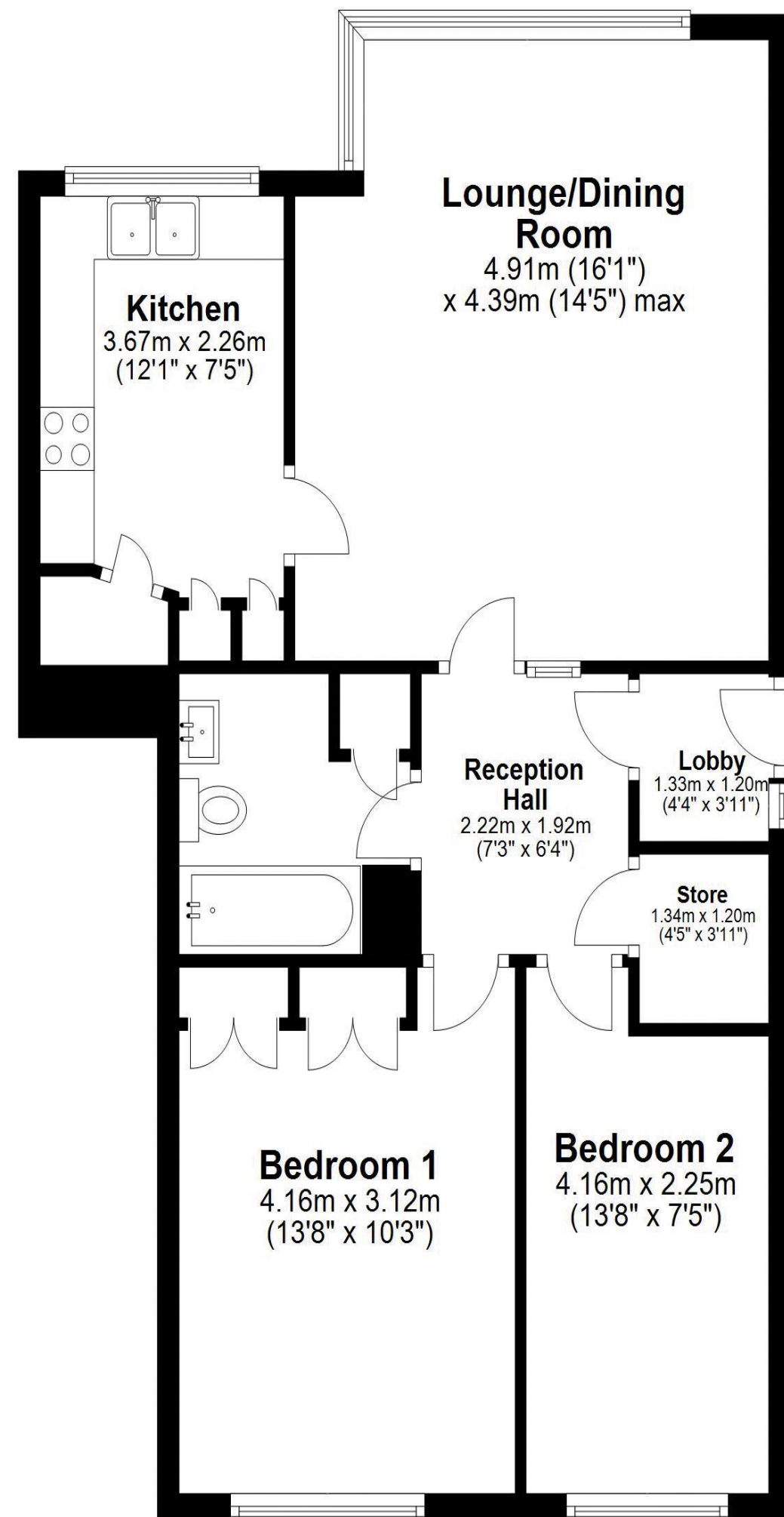
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## First Floor

Approx. 65.9 sq. metres (709.3 sq. feet)



Total area: approx. 65.9 sq. metres (709.3 sq. feet)

Plan produced using PlanUp.

**49 Dulverton Court, Adderstone Crescent, Jesmond**

Services: Mains electric, water and drainage | Tenure:  
Leasehold | Lease Remaining: 968 years | Service  
Charge: £1,531 per annum | Council Tax: Band C |  
Energy Performance Certificate: Rating C