



# Flat 3, 62 Highbury

Jesmond



SANDERSON  
YOUNG





Flat 3, 62 Highbury  
Jesmond, NE2 3LN

Discover the charm of this beautifully presented two-bedroom, top-floor, dual pitched conversion apartment! This stunning light and airy home boasts a spacious kitchen/diner, a large living room with access to a private balcony, a family bathroom, and off-street parking.

Nestled on a desirable street in Jesmond, this unique apartment offers breath taking open views from its private balcony. Highbury is perfectly situated for easy access to Newcastle City Centre, nearby Metro stations, and excellent local schools. The vibrant Brentwood Avenue, St Georges Terrace, and Acorn Road are just a stone's throw away, offering a delightful array of independent shops, cafes, and restaurants.

Price Guide:

Offers Over £275,000





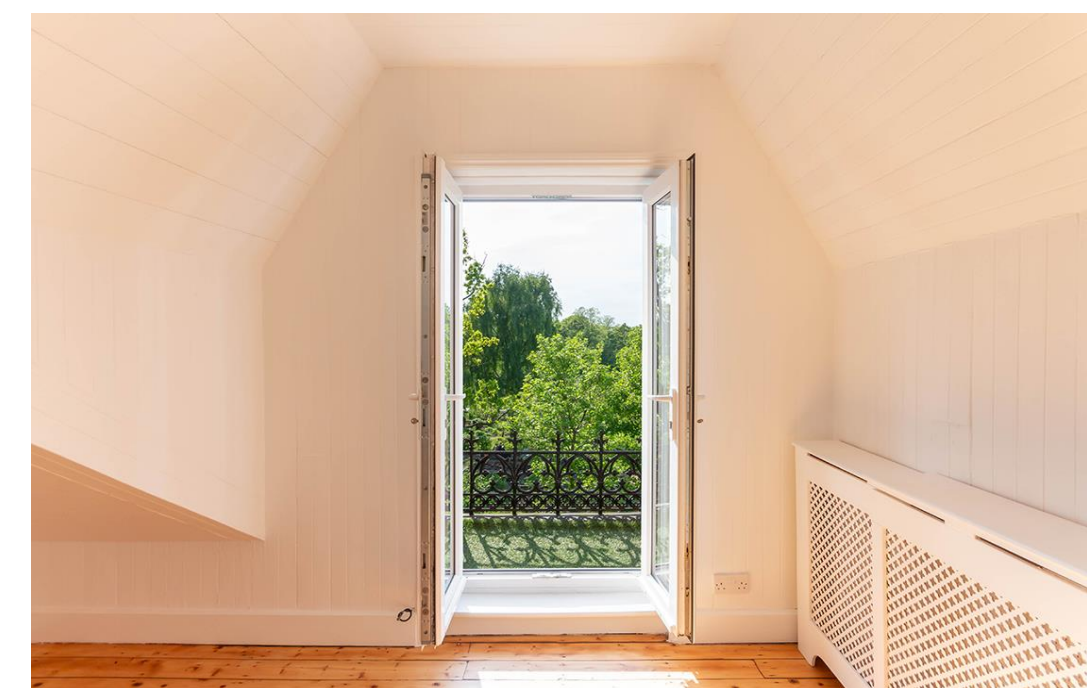


The accommodation comprises: Secure communal entrance leading into the entrance vestibule with staircase leading up to the first floor | Private entrance at first floor level which leads through a set of stairs up to the main hallway | Generous sized kitchen/diner with cabinetry, worktops and Karndean flooring, with a southerly facing aspect and easterly facing rear entry door. There is also a large separate storage cupboard which houses the boiler and is plumbed for a washing machine.

Substantial living room with original period fireplace, vaulted ceilings and French door onto the private west facing balcony. | Fully tiled family bathroom with well-equipped three-piece suite and Karndean flooring. | Principal bedroom, a large double bedroom with beautiful, vaulted ceilings, separate mezzanine level and fitted wardrobes. | Bedroom two, a double bedroom enjoying a flat roof dormer extension with window, also an easterly facing Velux window to bring in even more light.



**Emma Lane**  
0191 213 0033  
[Emma.lane@sandersonyoung.co.uk](mailto:Emma.lane@sandersonyoung.co.uk)





Floorplans to be included



Externally, there is on-street parking to the front, and to the rear, the property benefits from allocated off street parking.

In past year the building has had the benefit of a new roof, and the apartment has been re-decorated throughout.

Services: Mains electric, gas, water and drainage | Tenure: Share of freehold | Lease Remaining: 951 Years | Ground Rent: N/A | Council Tax: Band B | Energy Performance Certificate: Rating TBC



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