



16 Melrose House

La Sagesse, Jesmond



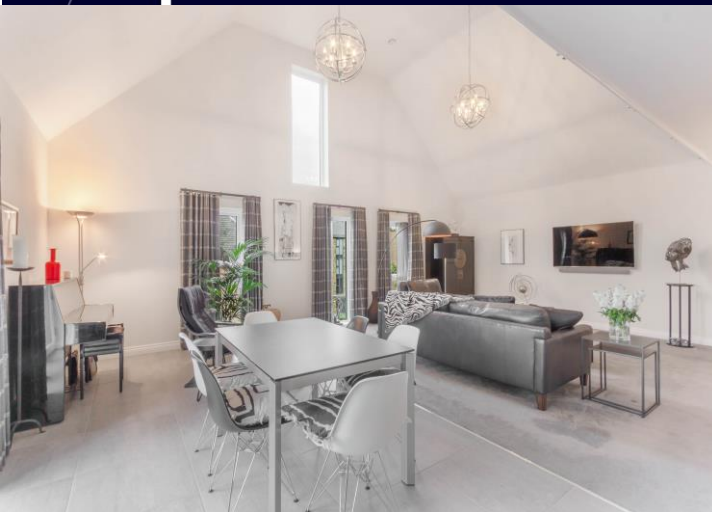
16 Melrose House, La Sagesse

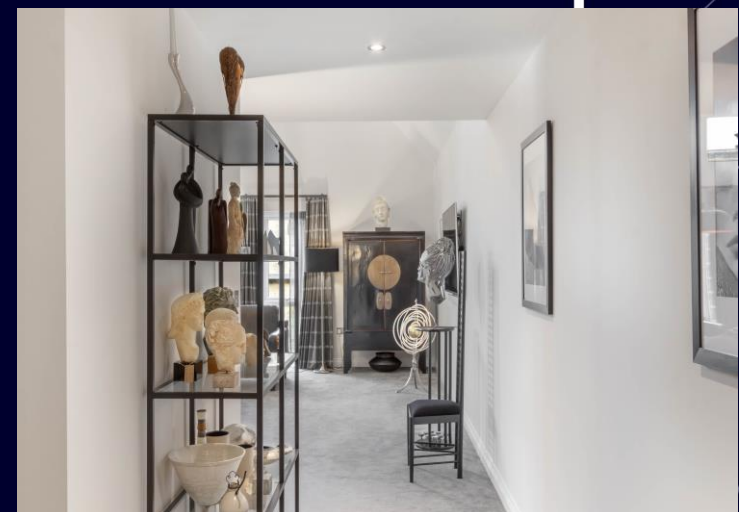
Superb Purpose Built Luxury Apartment Offering an Impressive Open Plan Living/Dining and Kitchen Space with Separate Mezzanine Floor, Contemporary Re-Fitted Kitchen Area, Two Generous Double Bedrooms, Two En-Suites, Utility Room, Allocated Secure Parking Space & Wonderful Views Towards Jesmond Dene.

This superb luxury apartment is ideally located to the second floor of Melrose House in La Sagesse, Jesmond. La Sagesse, which is a prestigious modern development, is placed towards the northern end of Jesmond and is perfectly situated close to the shops, cafes, and restaurants of central Jesmond, Gosforth's High Street and the delightful Jesmond Dene. The development also offers beautiful manicured communal gardens.

The apartment itself was purchased by the current owner back in 2020 and offers one of the larger two bedroom apartments that are placed within the development and boasts close to 2000 sq.ft of internal space.

The internal accommodation comprises: Communal entrance hall with stairs and lift access to all floors | Private entrance at the second floor level | Private lobby with store cupboard | Large hallway with family bathroom with three piece suite.





The hallway then leads through to the impressive open plan living and dining space, which is open to the kitchen area. The generous living and dining space enjoys a vaulted ceiling and dual aspect windows with French doors leading to a Juliette balcony with views towards Jesmond Dene | The kitchen area offers contemporary bespoke cabinetry with integrated appliances and breakfast bar | Utility room.

Stairs then lead up to the mezzanine level, which offers a separate living space and is currently utilised as a snug and study space.

The hallway then leads through to two generous double bedrooms, both with well-presented en-suites | Bedroom one offers a selection of fitted wardrobes with access to an ensuite shower room | Bedroom two again is another double with Jack and Jill door to the main bathroom.

Externally, the apartment enjoys a private allocated parking space which is located beneath the block and communal manicured gardens that are placed to the centre of the La Sageesse development.

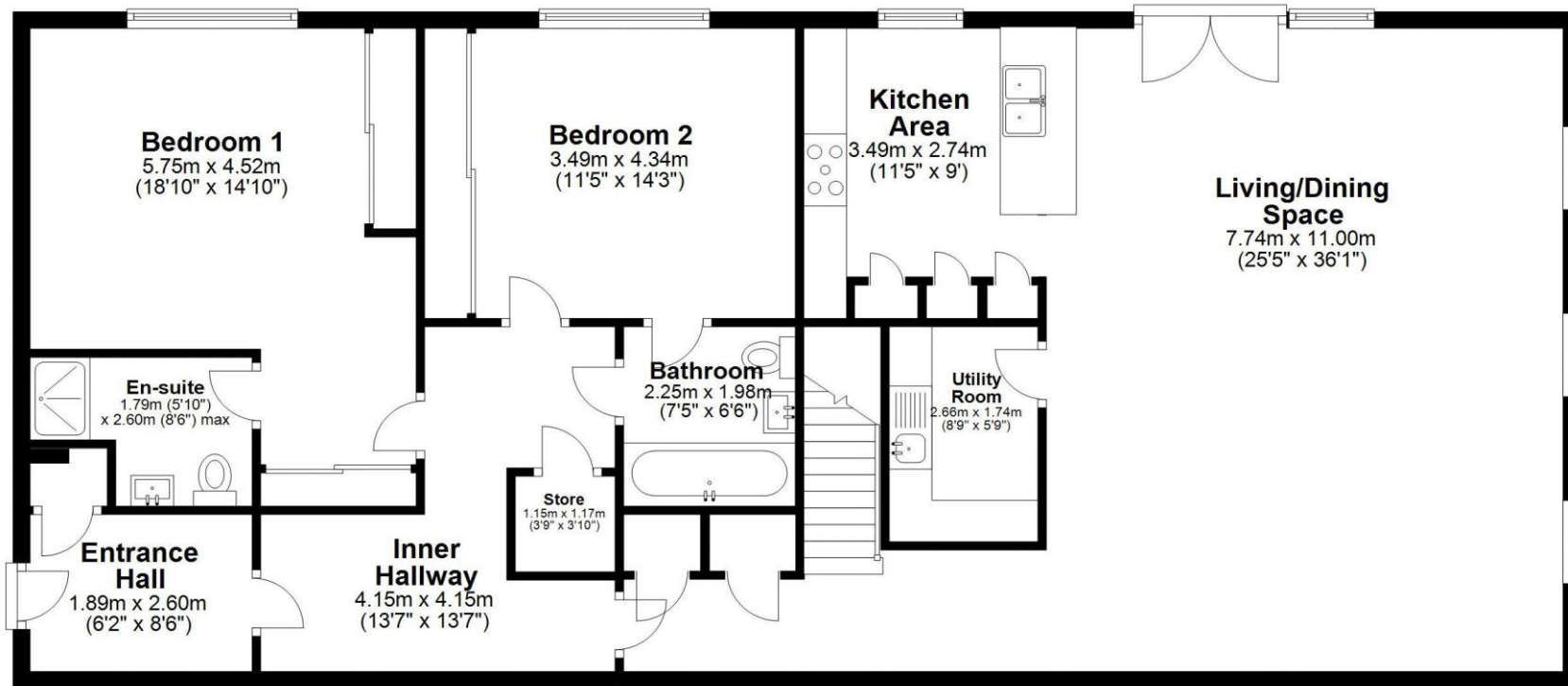
Immaculately presented throughout, with underfloor heating, early inspections are strongly advised to fully appreciate the size and quality of accommodation on offer.

Services: Mains Electricity, Water & Drainage | Tenure: Leasehold | Lease Remaining: 145 Years | Ground Rent: £250 Per Annum | Service Charge: £4252.33 Per Annum | Council Tax: Band F | Energy Performance Certificate: Rating C

Price Guide: Guide Price £585,000

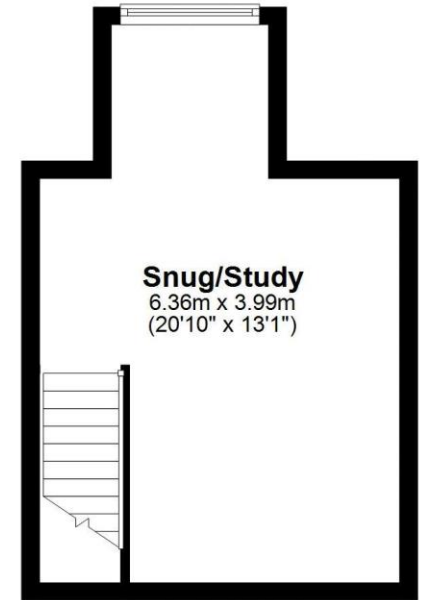
Second Floor

Approx. 139.2 sq. metres (1498.0 sq. feet)



Mezzanine

Approx. 21.4 sq. metres (230.4 sq. feet)



Total area: approx. 160.6 sq. metres (1728.4 sq. feet)

16 Melrose House, Jesmond, Newcastle Upon Tyne



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