



44 Princess Mary Court

Jesmond



44 Princess Mary Court, Jesmond, Newcastle upon Tyne NE2 3BG

This magnificent, and stylish, three bedroom duplex apartment offers a rare opportunity to purchase one of the finest and largest apartments within the North East. This stunning apartment is situated within the prestigious Abbot Memorial Building, one of two historical buildings at Princess Mary Court, Jesmond. Situated within the heart of Brandling Village Conservation Area, the apartment benefits from private road access, a secure gated entrance, allocated parking for two vehicles and 24/7 security cameras.

Princess Mary Court is a unique development of luxury apartment conversions in the heart of Jesmond, offering unrivalled living space and accommodation. With beautifully landscaped gardens and courtyard, Princess Mary Court provides a superb central Jesmond location with supreme privacy and a quiet setting for residents to enjoy. The location offers excellent access into Newcastle City Centre and fabulous views to the west towards the Town Moor and adjacent playing fields.

Boasting over 2,250 sq/ft, the internal accommodation comprises: Secure communal entrance | Private entrance to the ground floor | Entrance hallway with staircase leading up to first floor and useful cloaks cupboard | To the front of the ground floor is a highly impressive sitting/dining room, offering large bay window, vaulted ceiling and feature gas fireplace | Well presented kitchen boasting a range of modern cabinetry/worktops and integrated appliances throughout | Utility room | Long passageway | Drawing room to the rear of the ground floor, spanning the full width of the property | Bedroom three enjoying a large double room | Shower room/wc with three piece suite.





The staircase then leads up to the first floor landing and onto a versatile mezzanine level overlooking the ground floor sitting room | Principal bedroom with an array of bespoke fitted wardrobes and ensuite bathroom/wc with four piece suite | Bedroom two is a further double with fitted wardrobes | Bathroom/wc with four piece suite.

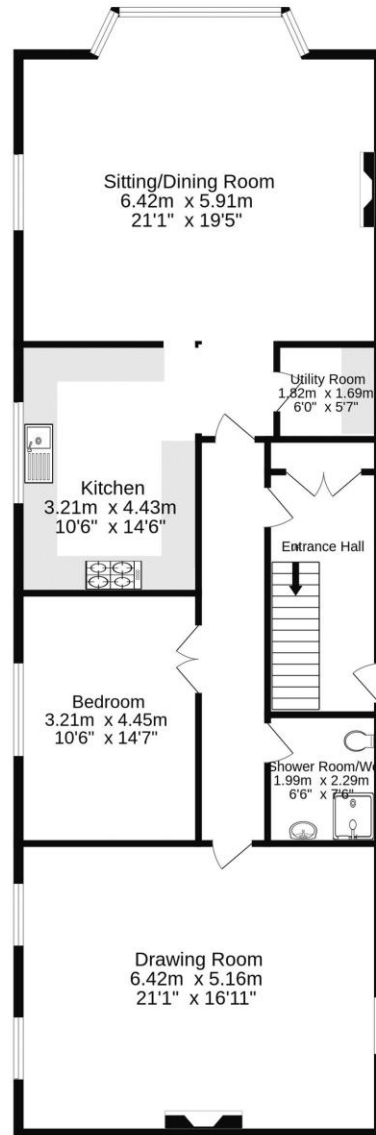
Externally, the property enjoys two secure allocated parking bays behind the electronic gate | Communal gardens.

Immaculately presented throughout, and offered to the market with No Onward Chain, early viewings are strongly encouraged to truly appreciate the size and quality of accommodation on offer at this unique residence!

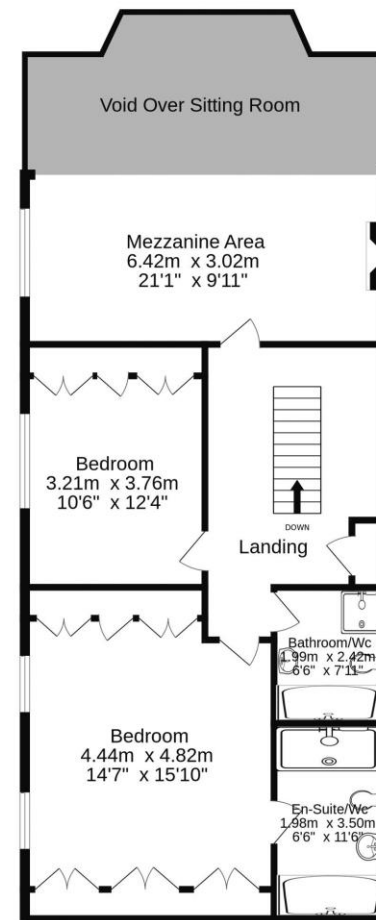
Services: Mains gas, electricity, water & drainage | Tenure: Leasehold | Lease Remaining: 972 years | Service Charge: £604 pcm
Council Tax: Band G | EPC: Rating C

Price Guide: Guide Price £1,200,000

Ground Floor
125.1 sq.m. (1346 sq.ft.) approx.



1st Floor
84.8 sq.m. (913 sq.ft.) approx.



TOTAL FLOOR AREA : 209.9 sq.m. (2259 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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From Sanderson Young

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