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PRINCESS MARY COURT, JESMOND, NEWCASTLE UPON TYNE, NE2

Offers Over £415,000

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Super Stylish Three Bedroom Third Floor Apartment Located in the Highly Desirable Princess Mary Court! Boasting in Excess of 1200Sq ft of Internal Living Accommodation, Three Double Bedrooms, Stylish Re-Fitted Family Bathroom plus Sleek En-Suite, Expansive 20ft Lounge with Limestone Fireplace & Recently Re-Fitted Kitchen/Diner!

This fantastic three bedroom apartment has undergone substantial remodelling and refurbishment by the current owners and is ideally located within the well-regarded Princess Mary Court, Jesmond.

Situated within the heart of Brandling Village Conservation Area, the apartment benefits from private road access, a secure gated entrance, on site visitor parking and 24/7 security cameras.

Princess Mary Court is ideally placed within Jesmond, close to the shops and cafés of Clayton Road as well as a short walk from Newcastle's city centre.

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Positioned to the third floor, the internal accommodation briefly comprises: an entrance vestibule which leads through to a central hallway with luxury 'Karndean' flooring providing access to all areas of the home. Immediately to the left is the master bedroom, which benefits from bespoke plantation shutters, built-in cupboards with mirror-fronted sliding doors and a modern, re-modelled, fully tiled en-suite shower room comprising a WC, washbasin and walk-in shower.

Continuing along the hallway are two further well-proportioned bedrooms, both doubles with bedroom two featuring bespoke plantation shutters, and bedroom three (currently set up as an office) benefitting from bespoke fitted wardrobes and 'Karndean' flooring.

These two bedrooms are served by a stylish family bathroom, which has been re-fitted by the current owners and now features quality fixtures and fittings supplied by both 'Rak' and 'Roca' and benefits from marble effect tiling to the floor and walls, WC, a double vanity unit and a bath with overhead shower. Two useful storage cupboards are also located along the hallway between the bedrooms.

To the end of the hallway is a spacious 20ft lounge featuring a real flame gas fire with a beautiful Portuguese limestone surround and granite hearth, which in turn leads into a modern recently re-fitted open-plan kitchen and dining room, with bespoke fitted plantation shutters. The kitchen is well equipped with integrated appliances including a hob, oven and extractor fan, along with ample wall and base units providing excellent storage and generous work surface space.



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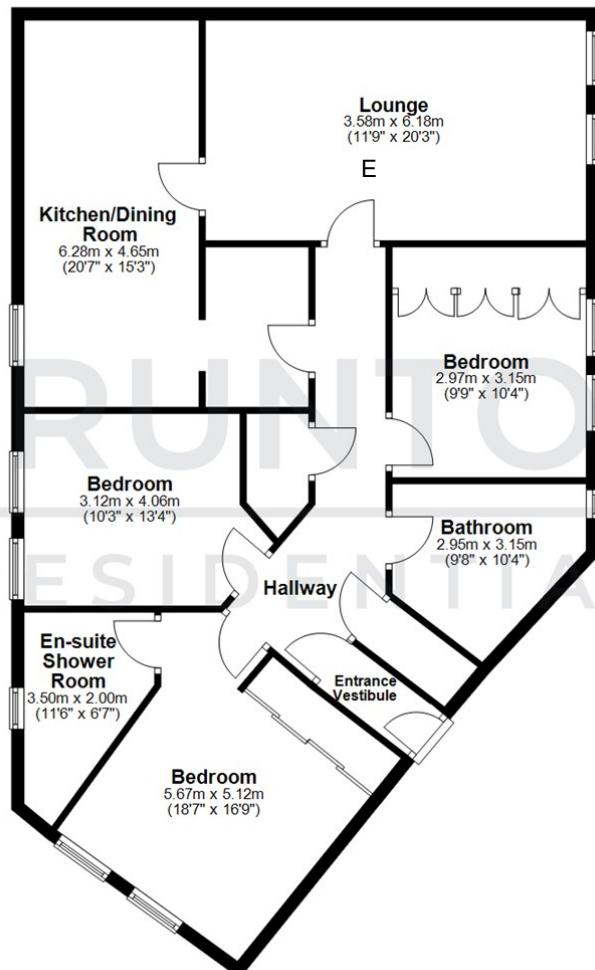
TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

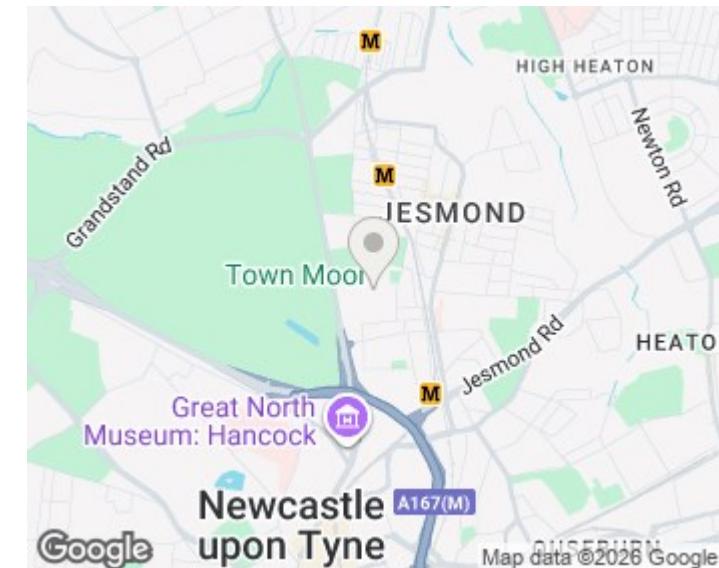
COUNCIL TAX BAND : E

EPC RATING :

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All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		