



18 Princess Mary Court

Jesmond



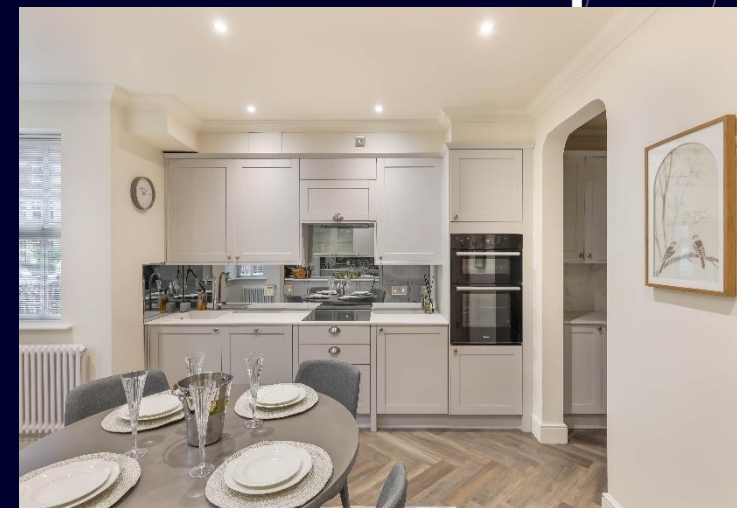
18 Princess Mary Court, Jesmond, NE2 3BG

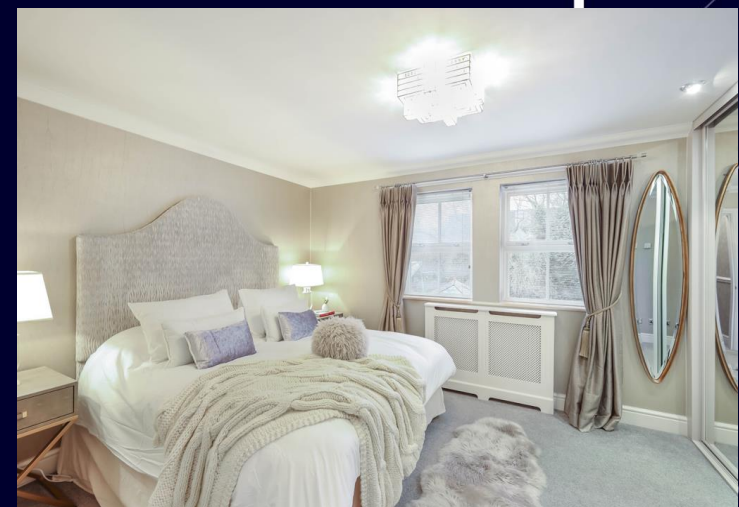
Princess Mary Court is an elegant and beautifully maintained four bedroom townhouse, thoughtfully designed to provide generous and versatile accommodation ideally suited to modern family living. Set within an exclusive and highly desirable residential development, the home combines refined presentation with a practical layout and an enviable location.

Located at the heart of the Brandling Village Conservation Area, Princess Mary Court is widely recognised as one of Newcastle's most prestigious residential addresses. The development offers a strong sense of privacy and security, with access via a private road and a secure gated entrance. Residents benefit from allocated parking for two vehicles, additional on site visitor parking, and 24-hour security camera coverage, all contributing to a calm and well protected living environment.

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. Originally constructed in 1867, the building was designed by local architects Austin and Johnson as an orphanage which was financed by two prominent local families, the Abbots and the Philipsons. The Princess Mary Maternity Hospital moved into the premises during the Second World War from Jubilee Road, until it relocated in 1993 to become part of the Royal Victoria Infirmary.

The property is entered through a welcoming and well designed hallway, which immediately sets the tone for the rest of the home. From here, there is access to a comfortable front snug, ideal as a secondary sitting room or home office, along with a convenient ground floor WC.





The hallway then flows through to the recently refurbished kitchen, which has been finished to a high standard. This contemporary space features brand new composite worktops, an integrated fridge freezer, stylish wall and base units, and a double oven with electric hob. Subtle mood lighting positioned above and below the cabinetry enhances both the functionality and atmosphere of the room. A door leads directly out to the rear communal courtyard, which enjoys a desirable west facing aspect and provides an attractive outdoor space for relaxation. Adjacent to the kitchen, the utility area has also been upgraded and now includes new Hoover washer and dryer appliances, offering additional practicality.

The first floor is dedicated to the main living accommodation, with a generous sitting room that centres around a gas fireplace, creating a warm and inviting focal point. A charming box bay window floods the room with natural light and further benefits from the west facing outlook. Also on this floor is the principal bedroom, a well proportioned and modern room featuring ample built in sliding wardrobes and an ensuite bathroom.

On the second floor, the accommodation continues with three further double bedrooms, two of which overlook the rear of the property. The second bedroom is notably spacious and benefits from built in wardrobes. The family bathroom on this level is well appointed, fitted with a bath and overhead shower, WC, and wash basin.

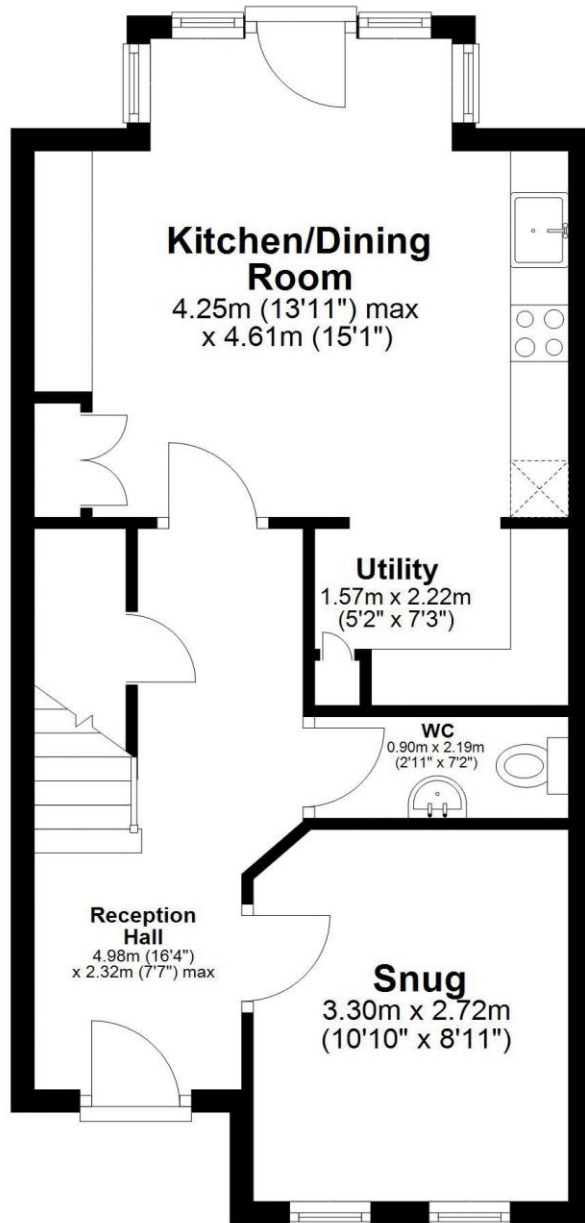
From the landing, access is provided to the loft space, which already has planning permission in place for conversion into a substantial principal suite with an ensuite bathroom, offering an exciting opportunity for future expansion into a fourth floor should a purchaser wish to enhance the property further

. Services: Mains electric, gas, water and drainage | Tenure: Leasehold | Service Charge: Approx. £1144 per annum | Ground Rent: Peppercorn | Council Tax: Band F | Energy Performance Certificate: Rating C

Price Guide: Offers Over £635,000

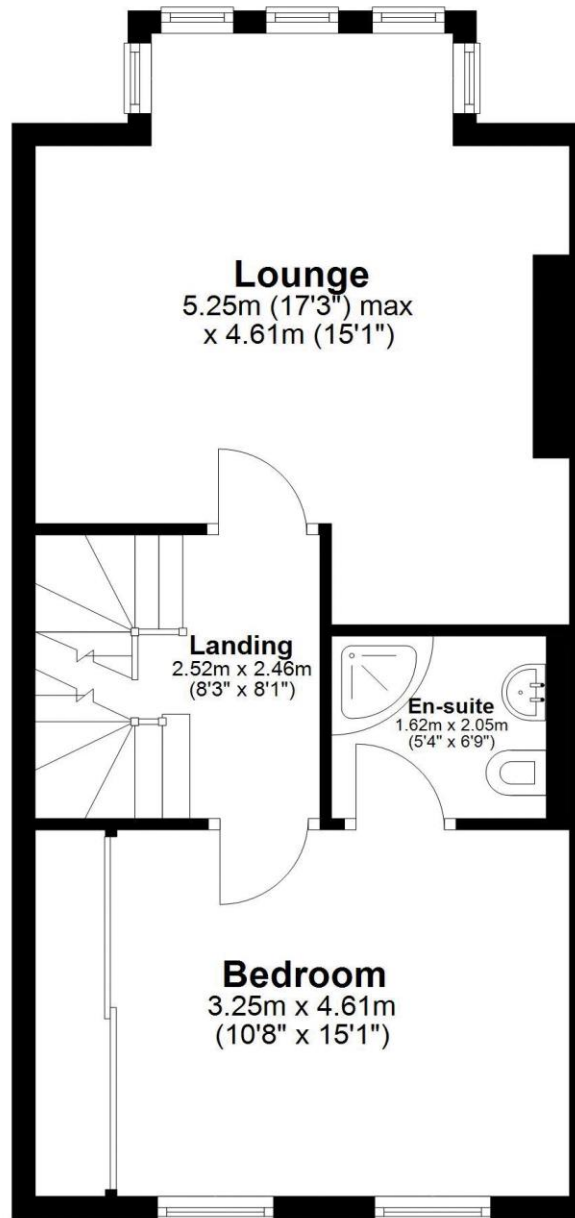
Ground Floor

Approx. 43.7 sq. metres (470.7 sq. feet)



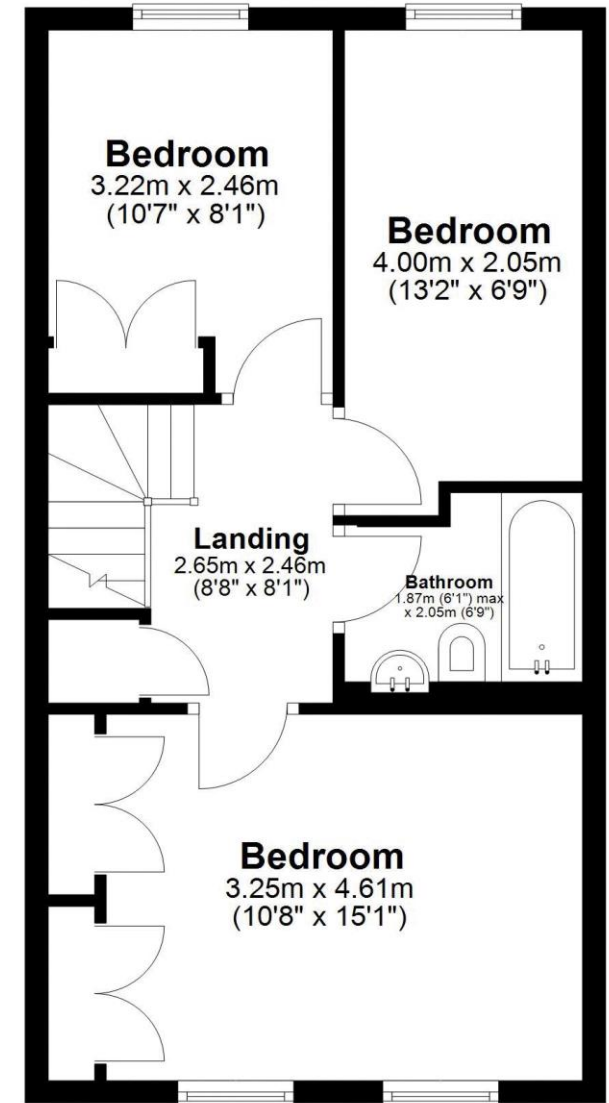
First Floor

Approx. 45.6 sq. metres (490.4 sq. feet)



Second Floor

Approx. 43.0 sq. metres (462.9 sq. feet)



Total area: approx. 132.3 sq. metres (1424.0 sq. feet)

18 Princess Mary Court, Jesmond



SANDERSON YOUNG

Regional Gosforth Office
95 High Street | Gosforth
Newcastle upon Tyne | NE3 4AA
gosforth@sandersonyoung.co.uk
0191 213 0033