



32 La Sagesse

Jesmond, Newcastle Upon Tyne



32 La Sagesse, Jesmond, Newcastle Upon Tyne

Stylish & Modern Purpose Built Apartment Enjoying a Stunning Open Plan Lounge, Kitchen and Dining Space, Two Double Bedrooms, Contemporary Bathroom & Ensuite & Private Allocated Parking Space!

La Sagesse is a prestigious modern development that was developed by David Wilson Homes in 2016 and is perfectly placed towards the northern end of Jesmond and offers a range of modern premium apartments and family homes. The apartment itself, which was purchased by the current owners from new in 2016, and is ideally 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 internal accommodation comprises : Communal entrance hall with secure entry phone system and lift and stair access to all floors | Private entrance at the first floor level | Entrance hall with store cupboard | Lovely open plan kitchen/dining and living space with modern cabinetry and integrated appliances to the kitchen area with breakfast bar, the living area offers French doors that open to a Juliette balcony with glass balustrade and Westerly aspect | Utility cupboard





The hallway then gives access to two double bedrooms | Bedroom one is a beautiful suite with fitted wardrobes, Juliette balcony and access to a stylish ensuite shower room with WC | Bedroom two is another comfortable double room again with fitted wardrobes | Contemporary bathroom with three piece suite.

Externally, the property offers a secure allocated undercroft parking space, ample visitor parking and enjoys the use of the manicured communal gardens.

Immaculately presented throughout with double glazed windows and electric underfloor heating, this excellent modern apartment simply demands an early inspection and internal viewings are strongly recommended.

Services: Mains electric, water & drainage | Tenure: Leasehold | Lease Remaining: 144 Years | Service Charge: £3,342.94 Per Annum | Ground Rent: £299.96 Per Annum | Council Tax: Band E | Energy Performance Certificate: Rating TBC

Price Guide: Offers Over £400,000





SANDERSON YOUNG

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