

# BRUNTON

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## RESIDENTIAL



**BURLINGTON COURT, ADDERSTONE CRESCENT, JESMOND, NE2**

**Offers Over £230,000**

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Well Presented First Floor Apartment Boasting in Excess of 700 Sq ft, Offering Bright and Practical Accommodation with Two Bedrooms, Great 18ft Lounge/Diner & Separate Kitchen with Views Towards Jesmond Dene, Family Bathroom & Garage!

This great first floor apartment represents a fantastic opportunity to acquire a charming propose built apartment within the heart of Jesmond. Burlington Court, situated on Adderstone Crescent, Jesmond, is perfectly placed just a stones throw from the wonderful Jesmond Dene. The property occupies an enviable position providing easy access to everything central Jesmond has to offer, including its countless shops, cafes and restaurants.

The property also benefits from being situated close to excellent amenities, outstanding state and independent schooling with excellent transport links also available by nearby Jesmond and West Jesmond Metro Stations proving access to Newcastle City centre and further throughout the region. Burlington Court is also well placed for access to Newcastle University as well as the Freeman and RVI University Hospitals, making it suitable for professionals, first-time buyers, and those seeking a well-connected location.

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The internal accommodation comprises: a private entrance area opening through to the inner hallway with a generous storage cupboard, with the hallway providing access to the two bedrooms, family bathroom, and spacious lounge/diner.

The lounge/diner provides ample space for both seating and dining furniture, with a large window and French doors opening onto a Juliet balcony, allowing plenty of natural light throughout the room alongside attractive views over the surrounding communal grounds. Accessed from the hallway, the kitchen is fitted with a range of wall and base units, worktop space, and tiled splashbacks. There is plumbing in place for appliances, space for a freestanding cooker, and a large window overlooking the communal grounds. The kitchen also benefits from an additional storage cupboard, adding further practicality.

The hallway gives access to two bedrooms and the family bathroom. The main bedroom is a well-proportioned double room, complete with fitted wardrobes and a large window that allows plenty of natural light. The second bedroom is a versatile single room, suitable for use as a home office, study, or guest bedroom. The family bathroom is fitted with tiled flooring and a three-piece suite including a bath with a shower over, a wash hand basin, and a convenient WC.

Externally, the development is surrounded by extensive communal lawned grounds with mature trees and established planting, creating an attractive setting. The property also benefits from a garage and resident parking, conveniently located to the entrance of the building.

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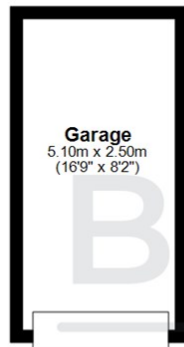
TENURE : Leasehold - Share of Freehold

LOCAL AUTHORITY : Newcastle CC

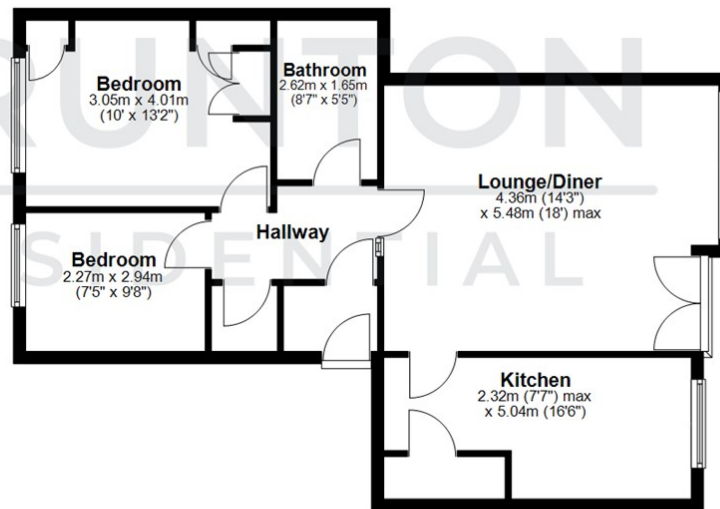
COUNCIL TAX BAND : C

EPC RATING : E

**Ground Floor**  
Approx. 12.8 sq. metres (137.2 sq. feet)



**First Floor**  
Approx. 66.9 sq. metres (720.6 sq. feet)



Total area: approx. 79.7 sq. metres (857.8 sq. feet)

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

