

BRUNTON

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PRINCESS MARY COURT, JESMOND, NEWCASTLE UPON TYNE, NE2

Offers Over £675,000

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Superb & Beautifully Finished Contemporary Townhouse Providing Generous & Versatile Accommodation Within One of Jesmond's Most Prestigious Residential Settings. Boasting a Fantastic & Beautifully Re-Fitted Kitchen/Diner plus Utility, Great Full Width 17ft Reception Room plus Useful Ground Floor Reception Room, Five Bedrooms Including Full Width Master with Re-Fitted En-Suite plus Two Further Bathrooms, with Front Garden, Off Street Parking & Rear Yard!

Positioned in the centre of the highly regarded Brandling Village Conservation Area, the exclusive development of Princess Mary Court is considered one of the most desirable addresses in Newcastle upon Tyne, where residents benefit from the privacy of a gated entrance, a private access road, allocated parking, additional visitor parking, and round-the-clock CCTV security. This fantastic multi-level townhouse has been cared for by one owner since new, and over the 27 years of ownership has undergone extensive refurbishment works in order to maintain its current wonderful form.

Princess Mary Court is perfectly positioned to provide direct access to everything central Jesmond has to offer, including its countless shops, cafes, restaurants and amenities. The property is also situated close to outstanding local schooling, and is placed just a short walk from West Jesmond Metro Station, providing easy links into Newcastle City Centre and throughout the region, with Newcastle City Centre being just a short 10 minute walk away.

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Originally constructed in 1867 by local architects Austin and Johnson, the building began life as an orphanage funded by two notable local families—the Abbots and the Philipsons. It later became home to the Princess Mary Maternity Hospital, which operated on the site from the Second World War until its relocation in 1993 to join the Royal Victoria Infirmary.

This remarkable heritage, combined with modern luxury living and an unbeatable Jesmond location, makes this townhouse an exceptional home in a truly unique development.

The internal accommodation comprises: an entrance hall with stairs to the first floor, as well as useful under-stair storage. To the front of the home, a welcoming reception room enjoys aspects over the front of the property, whilst immediately adjacent to this, a convenient WC serves the ground floor.

The rear of the property enjoys a fantastic re-fitted open-aspect kitchen-diner, fitted with a range of fitted wall and base units, ample space for a dining table and a door to the rear garden.

The first-floor landing gives access to a further generous reception room overlooking the rear of the property, whilst the front features a spacious full width double bedroom enjoying a convenient en-suite shower room with a three-piece suite and heated towel rail.

The second-floor landing provides access to three further well-proportioned bedrooms, which are served by a family bathroom. The family bathroom comprises a three-piece suite and a heated towel rail, completing the second-floor accommodation.

On the third floor, a landing provides access to a large walk-in loft storage room, along with a spacious bedroom, which benefits from built-in storage, a Velux window and an en-suite shower room with a three-piece suite.

Externally, the property offers a generous yard space with excellent natural light throughout the day, capturing the sun from east to west. As well as off street parking for two vehicles and useful car port.

Rare to the market and in a highly sought after residential location, this fantastic property simply demands early inspection to avoid disappointment!



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TENURE : Leasehold

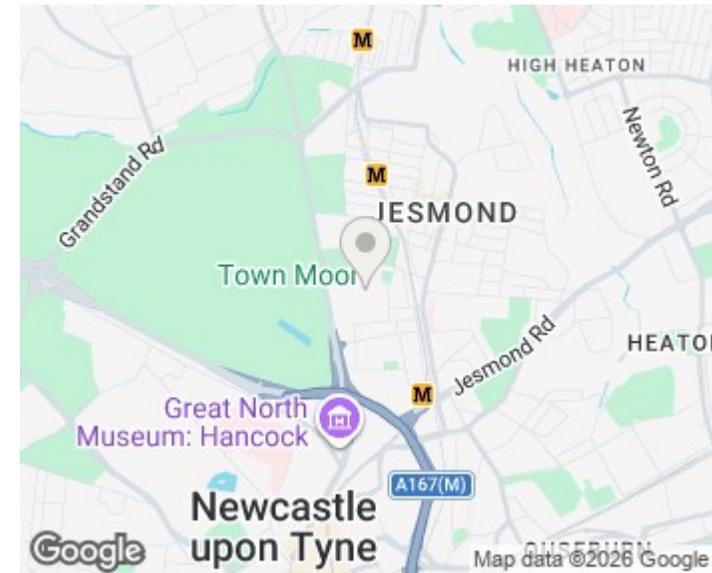
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : F

EPC RATING : C



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



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			
		74	82
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	