



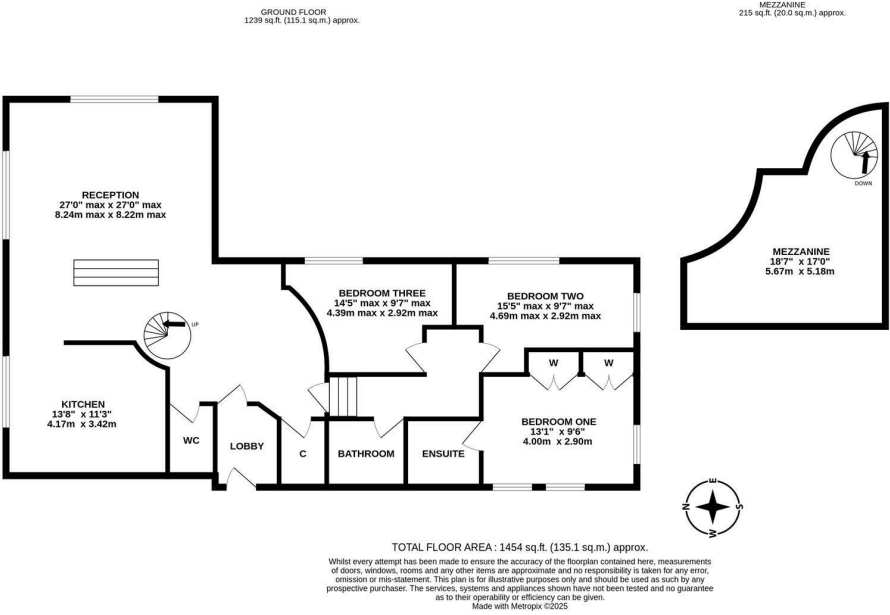
With no onward chain, this light and airy three-bedroom ground-floor mezzanine apartment is situated within the Phillipson Memorial building, part of the exclusive Princess Mary Court development, Jesmond. Ideally positioned for easy access to Clayton and Acorn Road with their shops and cafés, it is also only a short walk to Jesmond Metro Station and Newcastle City Centre.

Boasting over 1,400 Sq ft, and 2 dedicated parking spaces, the accommodation briefly comprises: entrance lobby through to an impressive 27ft reception room with magnificent high ceilings, dual aspect windows, and a feature spiral staircase leading to the mezzanine level; open to kitchen area with its range of fitted units, work surfaces, some integrated appliances and spot lighting; storage and utility cupboard; WC/cloakroom. Three bedrooms: bedrooms one and two both with dual aspect windows, and bedroom one with fitted wardrobe storage and an en-suite shower room; family bathroom complete with three piece suite; mezzanine level providing an office space, ample storage loft.

The building, which is Grade II listed, was constructed in 1873 and most recently utilised as the Princess Mary Maternity Hospital. Re-developed by Yuill homes in 1998, it is now one of Jesmond's most prestigious residential developments. Princess Mary Court is a secure community with electronic gated access and is centred around a beautifully presented courtyard with a water feature, which provides a pleasant communal area for summer use.

Luxury Mezzanine Apartment | Exclusive Development
| 1,454 Sq ft (135.1m2) | Three Bedrooms | 27ft
Reception Room | Kitchen Area | Mezzanine Level |
Bathroom | Separate WC | EnSuite Shower Room | 2
Parking Spaces | Gated Community | No Onward Chain
| Leasehold – approx. 973 years | Service Charge
£7,719.48 | | 71

EPC: C



Offers Over £595,000

IMPORTANT NOTE: These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

