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ADDERSTONE CRESCENT, JESMOND, NE2

Offers Over £425,000

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Immaculately Presented & Contemporary Purpose Built Apartment, Boasting Outstanding Open Aspect Views Over Jesmond Dene, with an Excellent Open Plan Lounge/Dining Space, Kitchen//Diner, Three Good Sized Bedrooms, Stylish Shower Room, Allocated Parking Space & Private Garage!

This exceptional and larger style apartment is perfectly located to the first floor of Chandler Court, Jesmond. Chandler Court is perfectly positioned on the prestigious Adderstone Crescent, which is highly regarded as one of the regions most desirable residential locations, and is situated just off from Lindisfarne Road and offers direct access to Jesmond Dene and everything that central Jesmond has to offer including Little Waitrose, the shops, cafes and amenities of Acorn Road and also excellent transport links into Newcastle City Centre and beyond.

The apartment itself was purchased by the current owner last year and has since undergone a complete refurbishment where it now arguably offers one of the finest apartments within the development.

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The internal accommodation comprises: Communal entrance hall with secure entry phone system and stairs leading to all floors. Private entrance at the first floor level which leads into a lobby. Central entrance hall with store cupboard that then leads into a superb, open plan lounge/dining space (which measures 22ft in length) with French doors opening to a Juliette balcony offering outstanding open aspect views out over Jesmond Dene.

A door from the lounge/diner then gives access into a good sized kitchen/dining room, which is tiled, with dual aspect windows and integrated appliances, again with wonderful views out over Jesmond Dene. The main hallway then leads through, and into three good sized bedrooms, of which two are comfortable doubles. All the bedrooms are presented to an excellent standard with bespoke fitted cabinetry and views over Adderstone Crescent. The hallway then gives access to a lovely, and well presented contemporary re-fitted shower room with three piece suite.

Externally, the apartment enjoys the use of the well maintained communal grounds, which are positioned to the rear of the development and are laid mainly to lawn. The apartment also offers a private allocated parking space, which is located just next to the main entrance, with access into a single garage with up and over door.

Well presented throughout, boasting double glazed windows and underfloor heating, this superb, purpose built apartment simply demands an early inspection and viewings are strongly advised.



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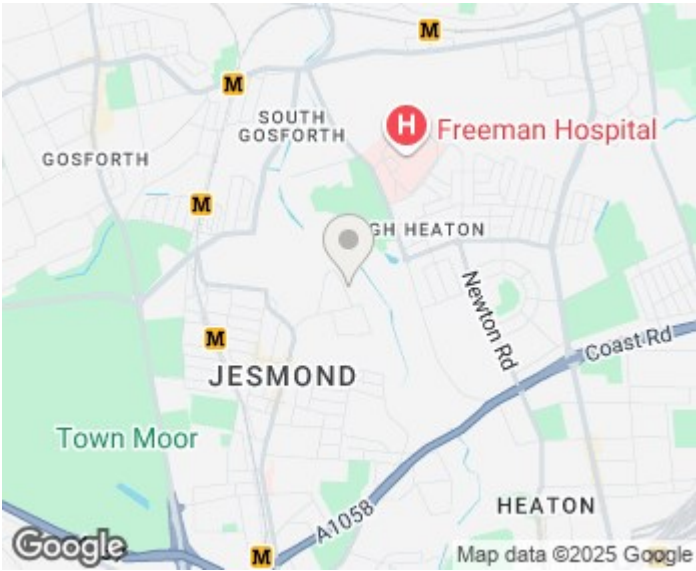
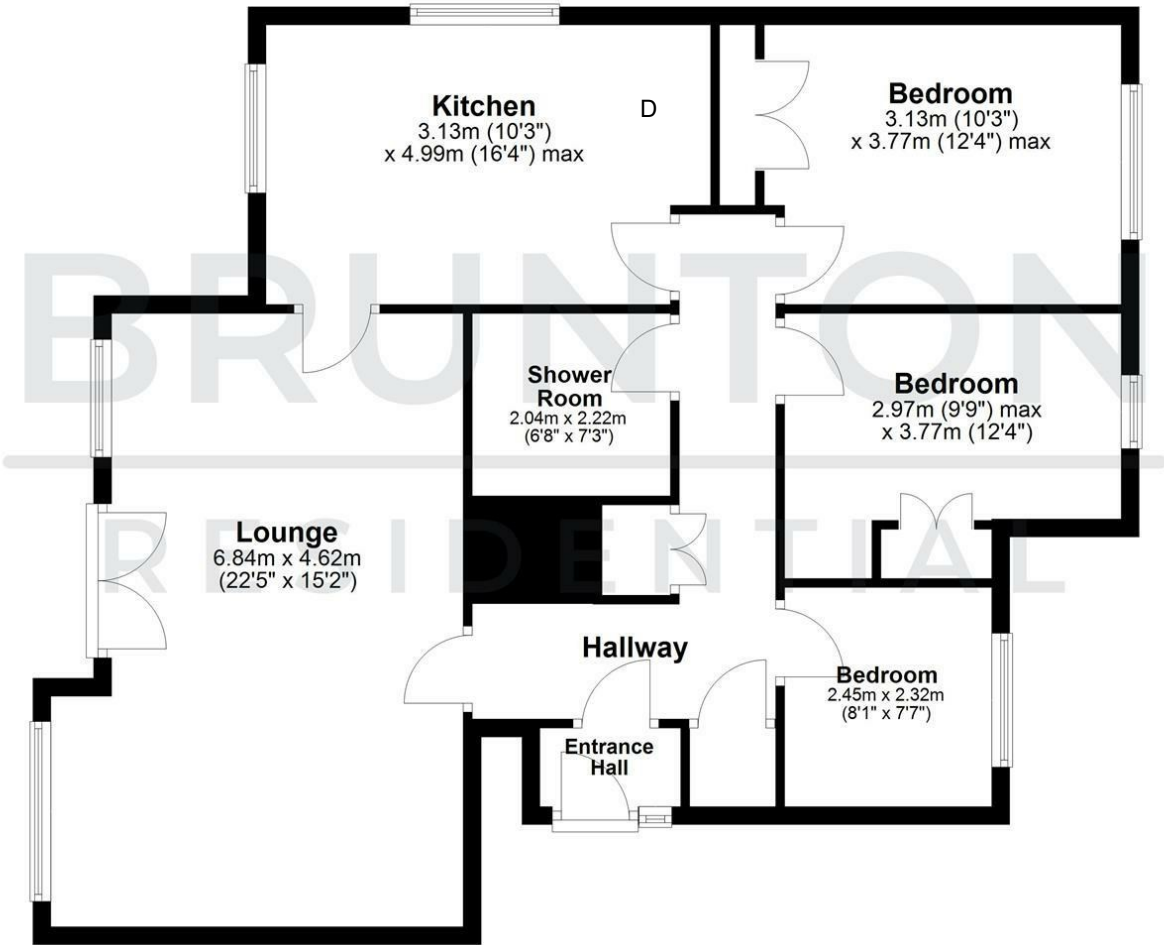
TENURE : Leasehold - Share of Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : E

Ground Floor
Approx. 94.8 sq. metres (1020.3 sq. feet)



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	49	50
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		