

# BRUNTON

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## RESIDENTIAL



**PRINCESS MARY COURT, JESMOND, NE2**

**Offers Over £245,000**

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Excellent One Bedroom Ground Floor Conversion Apartment Situated within Brandling Village Conservation Area & Boasting a Lounge/Diner, Kitchen/Breakfast Room, Shower Room with WC, Two Allocated Parking Spaces plus Visitor Parking & No Onward Chain!

This delightful ground floor apartment is located within the highly sought after Abbot Memorial Building, one of two conversion buildings at the prestigious Princess Mary Court, Jesmond. Situated within the heart of Brandling Village Conservation Area, this super apartment benefits from private road access with a secure gated entrance, allocated parking for two vehicles, on site visitor parking and 24/7 security cameras.

Princess Mary Court is ideally placed within Jesmond, close to the shops and cafés of Clayton Road as well as a short walk from Newcastle's City Centre.

Originally constructed in 1867, the building was designed by local architects Austin and Johnson as an orphanage, which was financed by two prominent local families, the Abbots and the Philipsons. The Princess Mary Maternity Hospital moved into the premises during the Second World War until it relocated in 1993 to become part of the Royal Victoria Infirmary.

The development now offers one of the most desirable gated developments within the city and is placed just a short walk from the shops and amenities of Clayton Road, as well as Jesmond Metro Station and indeed Newcastle City Centre itself.

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The internal accommodation comprises: Communal entrance hall with secure entry phone system. The apartment is perfectly positioned and is conveniently placed at ground-floor level. The apartment itself is accessed via a private lobby leading into a central entrance hall, complete with sliding door wardrobes providing excellent built-in storage alongside loft access with ladder to additional dry storage space above.

The accommodation includes a bright and spacious lounge/diner, benefitting from a feature fireplace and a west-facing window allowing natural light to flood the room. Adjacent to this is a well-presented kitchen/breakfast room, fitted with granite work surfaces, integrated appliances and a breakfast bar, creating a practical and contemporary space.

The bedroom is placed off from the central entrance hall, and provides a comfortable double bedroom, again benefitting from a west-facing aspect, while the bathroom is currently configured as a modern shower room fitted with a three-piece suite.

Externally, the property benefits from two private allocated parking spaces, an exceptionally rare and highly desirable feature within central Jesmond.

The property is offered to the market with vacant possession available and early viewings are deemed essential.



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TENURE : Leasehold - Share of Freehold

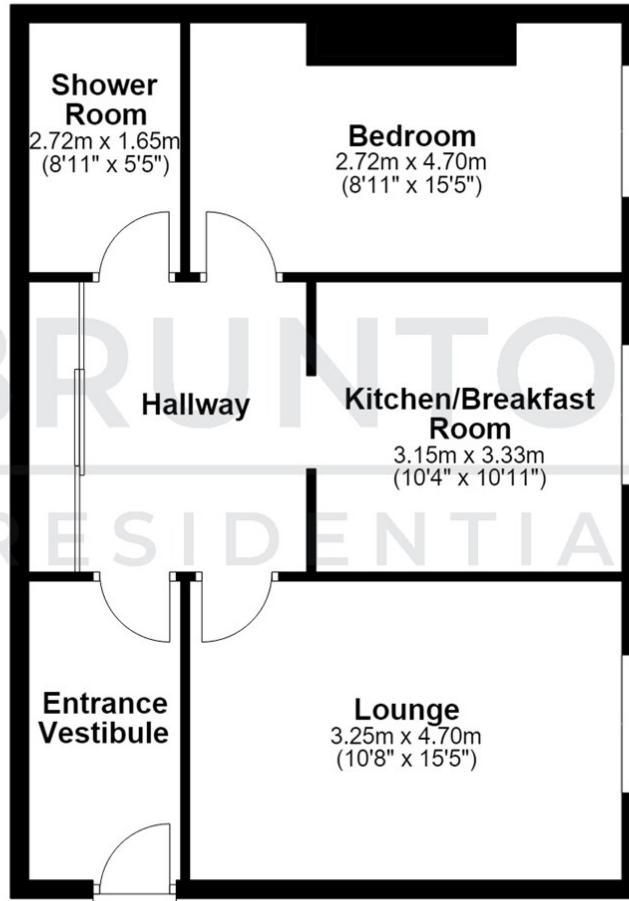
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : C

### Ground Floor

Approx. 60.1 sq. metres (646.7 sq. feet)



Total area: approx. 60.1 sq. metres (646.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	74	77
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		