



Princess Mary Court Jesmond

- Luxury gated development
- Two double bedrooms
- Bathroom and ensuite shower room
- Car port and allocated parking bay
- Wrap-around conservatory and south facing garden
- No onward chain
- Leasehold 999 years from and including 1 June 1998
- Council tax band D
- EPC rating C

Offers over £ 300,000



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Princess Mary Court

Jesmond

This immaculate flat, set within a luxury gated development, is now available for sale. With its two double bedrooms, two bathrooms and a kitchen that boasts space for a dining table, this property is nothing short of spectacular. The first bedroom is furnished with an en-suite and built-in wardrobes, presenting itself as the perfect haven after a long day. The second bedroom is also a double, the first bathroom is equipped with a modern suite, ensuring comfort and style. The property also benefits from one reception room. The kitchen is well-equipped and offers ample space for a dining table, making it a great spot for family meals or dinner parties. One of the many unique features of this property is its wrap-around conservatory that overlooks a private, south-facing garden, and can be used as another living space or dining room. The property also comes with a car port and a dedicated parking bay.

COMMUNAL ENTRANCE HALL with security entrance system

Part glazed entrance door, stairs and lift to all floors.

VESTIBULE

Entrance door.

ENTRANCE HALL

Entrance door, built in cupboard, wood effect flooring.

LOUNGE – 13'1 (3.98m) x 8'10 (2.70m)

Double glazed window to the front, television point, coving to ceiling, double radiator, wood effect flooring, and door to kitchen/diner.

DINING KITCHEN – 18'7 (5.67m) x 17'5 (5.32m)

Fitted with a range of wall and base units, work surfaces, 1 ½ bowl sink unit, built in double oven, built in gas hob, extractor hood, and space for auto washer, integrated dishwasher, fridge and freezer, part tiled walls, tiled floor, coving to ceiling, wall mounted central heating boiler, double glazed windows to the front and side.

CONSERVATORY – 28'0 (8.54m) x 4'2 (1.29m)

Double glazed windows to the front and side, tiled floors, wall light points, door to garden. Versatile space that could be used as dining room or another living space.

BEDROOM 1 – 12'10 (3.92m) max x 10'4 (3.17m) max

Double glazed window to the rear, fitted wardrobes with mirror fronted sliding doors, television point, coving to ceiling, radiator.

ENSUITE SHOWER ROOM

White 3 piece suite comprising pedestal wash hand basin, step in shower cubicle with mains fed shower, tiled walls, shaver point, heated towel rail, vanity mirror.

BEDROOM 2 – 12'3 (3.73m) x 10'4 (3.17m)

Double glazed window to the front, coving to ceiling, radiator.

BATHROOM/WC

White 3 piece suite comprising; panelled bath, pedestal wash hand basin with vanity mirror over, low level wc, tiled walls, tiled floor, heated towel rail, extractor fan.

FRONT GARDEN

Laid mainly to lawn, small path area, and flower, tree and shrub borders.

CAR PORT

Front of property with up and over door. Property also has allocated parking bay.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL HEATING AND ELECTRIC

Broadband: CABLE

Mobile Signal Coverage Blackspot: NO

Parking: CAR PORT/ALLOCATED PARKING SPACE

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

- 999 years from and including 1 June 1998 - 972 years remaining
- Service charge - £341 per month

COUNCIL TAX BAND: D

EPC RATING: C

JR00004123.MJ.KC.18/03/25.V.2

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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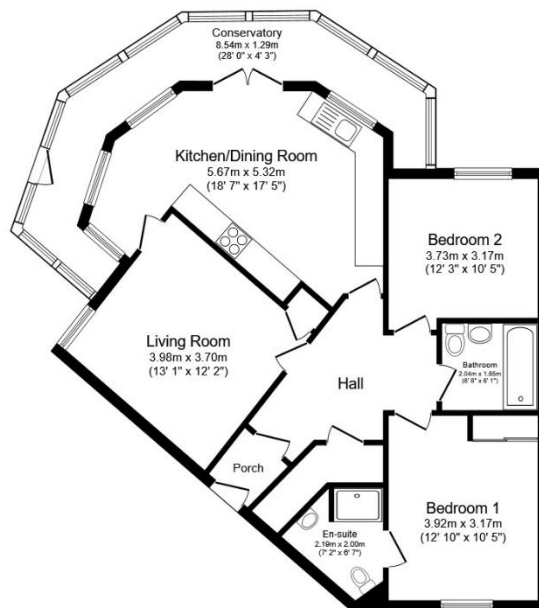
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Floor Plan

Floor area 95.2 m² (1,024 sq.ft.)

19 Princess Mary Court

TOTAL: 95.2 m² (1,024 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

VERSION 1

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