



La Sagesse | Jesmond | NE2 3AF

**£575,000**

This immaculate niche split level two-bedroom apartment is for sale in the exclusive La Sagesse development, offering social modern open-plan living. Set within the highly regarded La Sagesse development, the property features a spacious open-plan kitchen, dining and lounge area with large windows and access to a Juliette balcony, allowing plenty of natural light. A striking vaulted ceiling and mezzanine level add character and flexibility to the layout, providing an additional area that could be used for relaxing or working from home. The master bedroom benefits from its own en-suite shower room WC and there is a second bathroom WC serving the rest of the flat.

**RMS** | Rook  
Matthews  
Sayer



x2



x2



x2

**Beautifully Presented Two Bed Apartment**

**Leasehold 155 years from 1 January 2015**

**Ensuite + Separate Bathroom WC**

**Service Charges £4,712 per annum**

**Mezzanine Floor**

**Ground Rent £250 per annum**

**Social Open Plan Living**

**EPC Rating C / Council Tax Band F**

**For any more information regarding the property please contact us today**

**ENTRANCE HALLWAY:** In flat.

**COMMUNAL ENTRANCE:** Lift & stair access to apartment, underfloor heating, 4 built in cupboards.

**LOUNGE/DINING ROOM + KITCHEN AREA:** 36'0 x 25'5, (11.0m longest point x 7.74m longest point), double glazed windows to side and rear, vaulted ceiling, double glazed French doors leading to Juliette balcony, underfloor heating.

**KITCHEN AREA:** 11'5 x 9'0, (3.49m x 2.74m), underfloor heating.

**UTILITY:** (off lounge area): 8'9 x 5'9, (2.66m x 1.74m), wall and base cupboards, work surfaces, underfloor heating, space for automatic washing machine, tumble dryer, underfloor heating

**FIRST FLOOR MEZZANINE:** Double glazed window to rear.

**BEDROOM ONE:** 18'10 x 14'10, (5.75m longest point x 4.52m longest point), double glazed window to rear, fitted wardrobes, underfloor heating.

**EN SUITE SHOWER ROOM:** (off bedroom one): 3 piece suite comprising of a shower, wash hand basin and toilet.

**BEDROOM TWO:** 11'5 x 14'3, (3.49m x 4.34m), double glazed window to rear, fitted wardrobes, underfloor heating.

**BATHROOM/W.C:** (off bedroom two): 7'5 x 6'6, (2.25m x 1.98m).

**PARKING SPACE:** Ground level communal garage.

**T: 0191 281 6700**

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## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric underfloor

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: One allocated 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.

Length of Lease: 155 years from 1 January 2015

Ground Rent: £250 per annum

Service Charge: £4,712 per annum

## COUNCIL TAX BAND: F

## EPC RATING: C

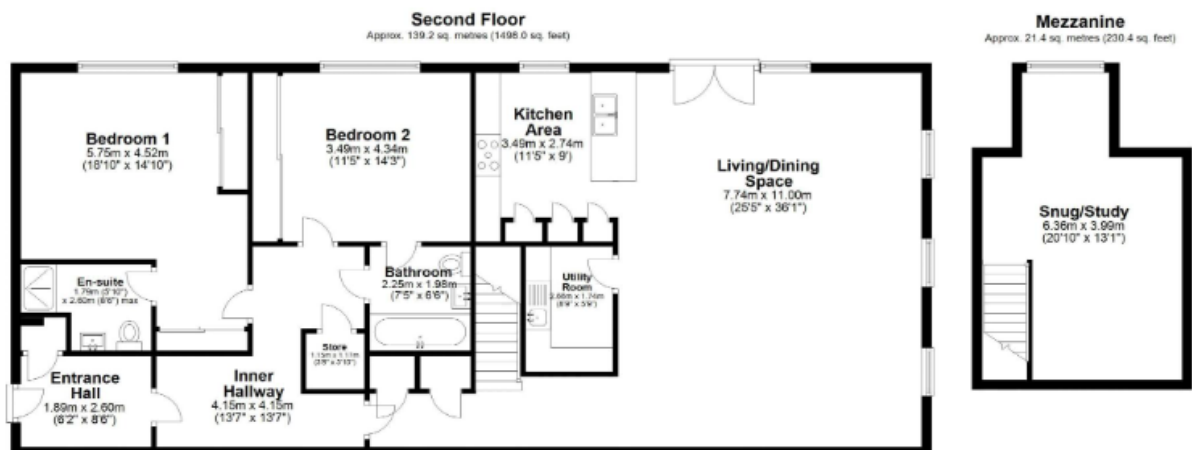
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Total area: approx. 160.6 sq. metres (1728.4 sq. feet)  
16 Melrose House, Jesmond, Newcastle Upon Tyne

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.



**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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