



# *Princess Mary Court*

JESMOND, NE2 3BG

**RMS** | Rook  
Matthews  
Sayer

INCORPORATING  
*Fine* LIVING



4 BEDROOMS  
1 BATHROOMS  
3 RECEPTION ROOMS

GUIDE PRICE

**£1,200,000**

## *Immaculate duplex apartment*

A fantastic rare opportunity to purchase this four bedroom duplex apartment with no onward chain set within the Abbot Memorial Building Princess Mary Court A gated and secure property development. Originally constructed in 1867 the duplex apartment boasts over 2300 square feet and provides a flexible arrangement over its main living space, enhanced by a mezzanine level that can be used for a study area or hobbies. A desirable private garden area with seating is also available. Public transport is convenient, with Jesmond and West Jesmond Metro stations within easy reach, providing regular services into Newcastle city centre and beyond. Within easy walking distance to parks and Town Moor.

The property can also appeal to investors as the prospective rental income in current market conditions is **£4000pcm**.



## *Spacious light-filled living room*

The property features a spacious main lounge dining area, which benefits from substantial windows and high ceilings, bringing in good natural light and giving a pleasant outlook.



# Well-equipped kitchen

The property also features a well-equipped granite kitchen, providing sufficient space and accessories. Additionally, two bedrooms and a shower room WC are on the ground floor. One of the bedrooms can be used as a second reception room if desired.





## *Luxurious bedrooms & bathrooms*

There are stairs leading to the second floor where there is the master bedroom with an ensuite bathroom WC, second bedroom with a second bathroom WC and access to the Mezzanine. All of this makes the property suitable for households needing multiple bedrooms and washrooms.

# *Open green space*

Externally there are well maintained communal gardens and two allocated parking spaces, a useful advantage in this popular neighbourhood. The local area offers a mix of open green spaces and historic architecture, with easy access to Jesmond Dene and other parkland for walks and recreation, as well as nearby cafes, restaurants and everyday amenities on Clayton Road and around Jesmond.



# Property Description

## **Communal Entrance:**

Access via a secure entry phone system.

**Lounge:** 17'0 longest point x 21'4 longest point (5.17m longest point x 6.51m longest point)

Feature double height window to the side, double height bay window to the front, with a fitted gas fire, double radiator, decorative coving and two ceiling roses, with an archway leading to kitchen.

**Study/Mezzanine:** 11'3 x 21'1 (3.43m x 6.43m)

Window to the side, with internal windows and a gas fire.

**Kitchen:** : 9'3 x 14'8 (2.82m x 4.47m)

Fitted with a range of wall and base cupboards, granite work surfaces, built in range-style gas hob with extractor hood, integrated dishwasher, double drainer sink unit, a cupboard housing a combination boiler and a window to the side.

**Utility:** 5'7 x 5'5 (1.69m x 1.65m)

Wall cupboards and work surfaces and a double radiator.

## **Inner Hall:**

With a built-in cupboard, understairs area, double radiator, and stairs leading to the first floor.

## **First Floor Landing:**

Built in cupboard housing hot water tank and a double radiator, with doors to the master bedroom, second bedroom, mezzanine, and shower/WC.

**Master Bedroom: (1st floor):** 14'1 x 14'8 (4.29m x 4.47m)

Two windows to the side, with two built in wardrobes and a double radiator.

## **Ensuite Bathroom (Off Master Bedroom):**

7'3 x 10'10 (2.20m x 3.30m)

Fitted with a white four-piece suite comprising of a spa bath, tap fed shower, wash hand basin, set in surface, step in shower cubicle with mains shower, low level WC, tiled walls and Amtico flooring, heated towel rail and extractor fan, with a frosted window to the rear.

**Bedroom Two:** 13'6 x 10'11 (4.12m x 3.32m)

Window to the side, with a built-in wardrobe and a double radiator.

## **Bedroom Three or second reception room if desired:**

16'3 x 21'11 (4.95m x 6.68m)

Three windows to the side, with a fireplace and two double radiators.

**Bedroom Four:** 14'3 x 10'9 (4.35m x 3.27m)

Window to the side and a double radiator.

**Bathroom/WC (1st Floor):** 6'6 x 8'4 (1.98m x 2.55m)

Fitted with a white four-piece suite comprising of a panelled bath, pedestal wash hand basin, step in shower cubicle with mains shower, low level WC, tiled walls and Amtico flooring, heated towel rail and an extractor fan.

**Shower Room/WC:** 6'1 x 6'11 (1.86m x 2.10m)

Fitted with a step-in shower cubicle with mains shower, pedestal wash hand basin and low-level WC, finished with a heated towel rail and tiled walls and tiled flooring.

## **Externally:**

Two allocated parking spaces to the front of the property, small private garden and use of a bike shed.

## **PRIMARY SERVICES SUPPLY**

**Electricity:** MAINS

**Water:** MAINS

**Sewerage:** MAINS

**Heating:** GAS CENTRAL HEATING

**Broadband:** FIBRE

**Mobile Signal Coverage Blackspot:** NO

**Parking:** TWO ALLOCATED PARKING SPACES

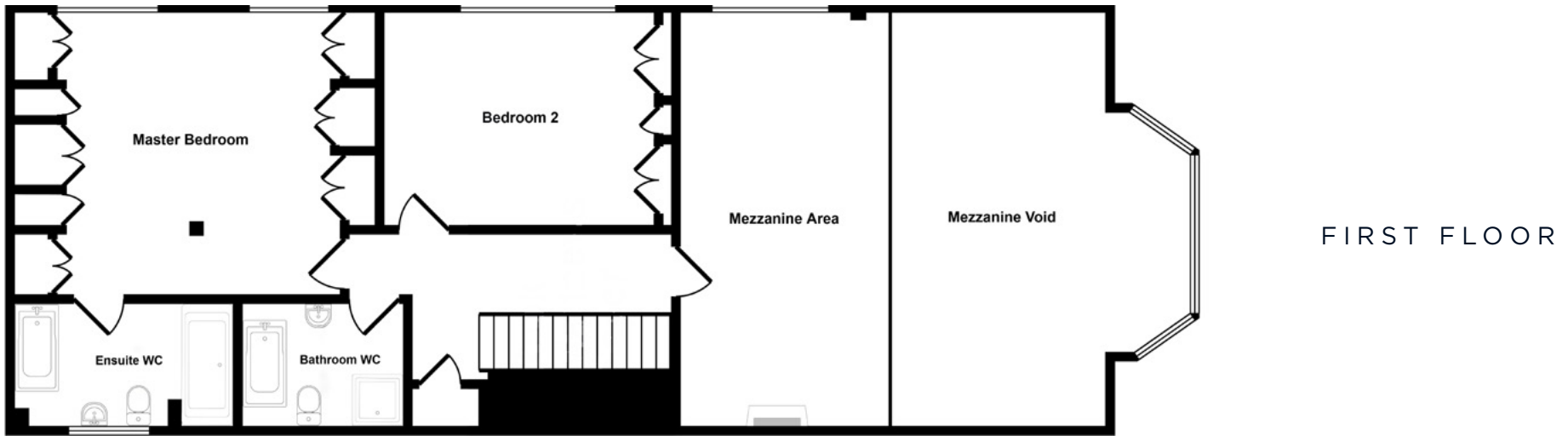
**Mining:** The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

**Tenure:** Leasehold – It is understood that this property is leasehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

**Council Tax Band:** G

**EPC Rating:** C

JR00004750.CW.MB.14/5/26.V.2





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



For more information please contact our branch today via:  
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