



This luxury townhouse is ideally situated within the exclusive Princess Mary Court development, Jesmond. Princess Mary Court was originally constructed in 1873 and previously utilised as the Princess Mary Maternity Hospital and is now arguably one of Jesmond's most prestigious residential developments. Re-developed by Yuill homes in 1998, Princess Mary Court is a secure community with electronic gated access and is centred around a beautifully presented central courtyard with water feature which provides a pleasant communal area for summer use. The property is also well positioned within Jesmond to provide easy access to Clayton Road with its shops and cafés and is only a short walk to Jesmond Metro Station, outstanding local schooling, Acorn Road and indeed Newcastle City Centre itself which is only a short walk away.

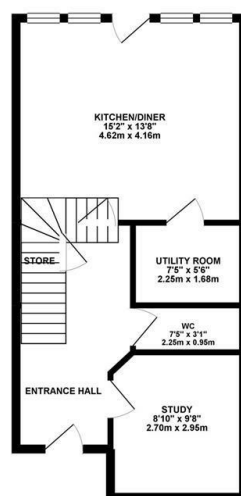
Boasting in excess of 1,600 Sq ft of internal living accommodation, the property briefly comprises: entrance hall with ground floor WC, under-stairs store and stairs to the first floor; study; 15ft kitchen/diner with integrated appliances and door to courtyard; utility room to the ground floor. The stairs to the first floor give access to a lounge with doors opening on to private west facing sun terrace; bedroom one with fitted storage and en-suite shower room. The stairs to the second floor give access to bedrooms two and three, bedroom two measuring the full width with fitted storage; dressing room with fitted storage and a family bathroom with four piece suite. The stairs to the third floor give access to bedroom four with eaves storage, a shower room and store cupboard. Externally, the property benefits from a private west facing courtyard with planted borders and mature shrubs, set behind wrought iron railings.

The property also benefits from a front garden area leading from the carport and block paved driveway which provide private parking for at least two vehicles. The gardens and grounds that surround Princess Mary Court are communally maintained and are very well presented, with beautiful mature shrub and flower borders, as well as visitor parking facilities and a residents' bike store. An early viewing of this great, modern home is highly recommended.

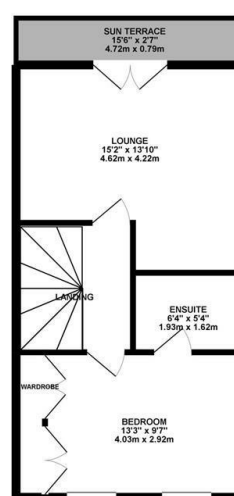
Modern Townhouse | 1,657 Sq ft (154 m²) | Three Storeys
 | Four Bedrooms | Full Width Lounge with Sun Terrace |
 Kitchen/Diner with Integrated Appliances | Family
 Bathroom and En-Suite Shower Room | Ground Floor WC
 | Attic Shower Room | Private West Facing Courtyard |
 Utility Room | Off Street Parking | Excellent Location |
 Well Presented Throughout | Gated Community | DG &
 GCH | EPC Rating: D



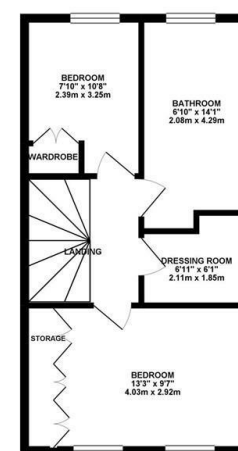
GROUND FLOOR 463.83 sq. ft.
(43.09 sq. m.)



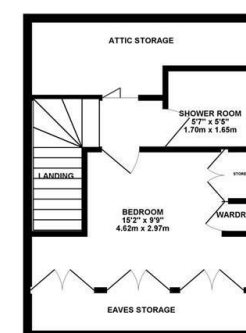
1ST FLOOR 436.80 sq. ft.
(40.58 sq. m.)



2ND FLOOR 436.77 sq. ft.
(40.58 sq. m.)



3RD FLOOR 320.34 sq. ft.
(29.76 sq. m.)



TOTAL FLOOR AREA : 1657.74 sq. ft. (154.01 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Offers Over £460,000

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