



rare!  
From Sanderson Young



35 Princess Mary Court  
Jesmond



## 35 Princess Mary Court, Jesmond, Newcastle Upon Tyne NE2 3BG

Guide Price £825,950

A magnificent two bedroom mezzanine apartment, one of the finest within this development of luxury conversions in Princess Mary Court. The apartment benefits from a secure gated entrance and allocated parking for two cars. Princess Mary Court, an award winning development by Yuill Homes, has a superb central Jesmond location with excellent access to the City Centre, and views to the west to the Town Moor and adjacent playing fields. The apartment, beautifully redesigned and refurbished in the last 8 years, offers stylish and unique accommodation with its own private entrance hall, which was used previously as a guest bedroom or gymnasium, and the principal living accommodation to the ground floor.

Private hallway | Cloaks area | Principal hallway with access to the communal area | Extended fitted utility room | Stunning open plan kitchen, dining and living area, which has been refurbished to an extremely high standard by Mowlem & Co - bespoke furniture and beautiful kitchen fittings, Corian worktops, Siemens integrated appliances, beautiful lights and stunning painted door finishes | Laminate wood flooring runs throughout the kitchen and dining area, with its matching table and hand built dresser cabinet with lovely illuminated displays | Wide steps lead up from the kitchen to the tastefully appointed drawing room, which has feature arch windows with plantation shutters | A bespoke chrome and glass Clifford Chapman staircase leads from the dining area to a fabulous mezzanine area which is currently used as a study and could be ideal as a guest suite for visiting relatives | The hallway then leads on to two large double bedrooms, one at the front of the apartment with lovely high ceilings, fitted wardrobes and an ensuite luxury bath and shower room | The second bedroom is located to the side of the property with a lovely south facing bay window | Ensuite shower room | Family shower room | Two allocated parking spaces | Lovely open patio terrace and garden area, within the communal grounds, although private for your individual use.

Princess Mary Maternity Hospital was converted by Yuill Homes, to provide 18 luxury apartments within two Victorian buildings, and 32 newly built homes and apartments to the rear, all centred around a beautifully landscaped garden and courtyard. The development has won awards for its ingenuity, style, appearance and quality. A viewing is essential to appreciate the quality of this stunning Jesmond home.

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Total area: approx. 191.8 sq. metres (2064.2 sq. feet)  
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