



AVAILABLE IMMEDIATELY **FURNISHED** **LUXURY DUPLEX PENTHOUSE APARTMENT** **SECURE GATED DEVELOPMENT** Forming part of a sensitive conversion, situated within the Phillipson Memorial building located on the site of the exclusive Princess Mary Court development, Jesmond. The building, which is Grade II listed, is thought to have been 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 to provide easy access to Clayton Road with its shops and cafés and is only a short walk to Jesmond Metro Station and indeed Newcastle City Centre itself.

Boasting in excess of 2,200 Sq ft of internal living accommodation spanning across the second floor of the building, the property briefly comprises; communal entrance with secure entry phone system and lift access to all floors; private entrance hall leading to a 34ft open plan reception space, incorporating a bespoke fitted kitchen with integrated appliances and breakfasting bar, dining area with feature fireplace and wall mounted TV, lounge area with dual aspect and gorgeous green outlook; spiral staircase from the dining room area lead up to a mezzanine level hosting a second reception space, with balcony overlooking the lounge area; bedroom one measuring 15ft, with fitted wardrobes and benefiting from an elegant ensuite bathroom WC; modern shower room WC with walk in shower; separate utility room; bedroom two, another large double with pleasant outlook, fitted wardrobes and en suite shower room; bedroom three, found on the entrance floor of the tower, with stairs up to mezzanine level with fitted wardrobes; stairs then continue up to the top level of the tower where you will find a study and triple aspect views over the greenery and rooftop views of Jesmond & Newcastle. Externally, the gardens and grounds that surround Princess Mary Court are communally maintained and very well presented, with beautiful mature shrub and flower borders, as well as two allocated off street resident parking spaces and visitor parking facilities.

With Bang & Olufsen & Bose surround sound system fitted, sliding sash double glazed windows, gas central heating and tastefully furnished throughout. This exceptional duplex penthouse apartment is very rare to the market and simply must be viewed to be appreciated.

Available Immediately | £3,000pcm | Duplex Penthouse Apartment | Phillipson Memorial Building | 2,235 Sq ft (207.7 m²) | Prestigious Gated Development | Large Open Plan Reception | Lounge Area | Bespoke Fitted Kitchen | Dining Room Area | Mezzanine Reception | Three Bedrooms | Two En Suites | Separate Shower Room WC | Utility Room | Three Story Tower Including Mezzanine Wardrobe Area & Study With Stunning Views | Furnished | Bang & Olufsen/ Bose Surround Sound System | Pleasant Outlook | Two Off Street Parking Spaces | Communal Gardens | GCH & DG | Council Tax Band: G | EPC Rating: C

£3,000 PCM

IMPORTANT NOTE: These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

