



A well, presented three bedroom second floor apartment ideally located within Burlington Court, Adderstone Crescent, Jesmond. Tucked behind St George's Church and arguably one of Newcastle's most prestigious residential addresses Adderstone Crescent, within Jesmond Dene Conservation Area is perfectly placed to give access to all Jesmond has to offer.

Boasting over 1,100 Sq ft, the accommodation briefly comprises: communal entrance door with secure key code entry system and stairs to all floors; private entrance lobby through to entrance hall with storage cupboard and separate utility room; 22ft lounge diner with dual windows together with Juliet balcony doors looking out towards Jesmond Dene; kitchen diner with dual aspect windows and tiled flooring, kitchen with a range of fitted units, work surfaces and breakfasting bar; utility room; bathroom complete with three piece suite; three bedrooms, bedroom one with fitted wardrobe storage. With a private garage and parking space in to the front, this great apartment demands an early internal inspection.

2nd Floor Apartment | 1,122 Sq ft (104.2m<sup>2</sup>) | Three Bedrooms | 22ft Lounge Diner | Kitchen Diner | Bathroom | Utility Room | Garage | Leasehold | Service Charge £1,665.92 Per Annum | Council Tax Band D

EPC: E

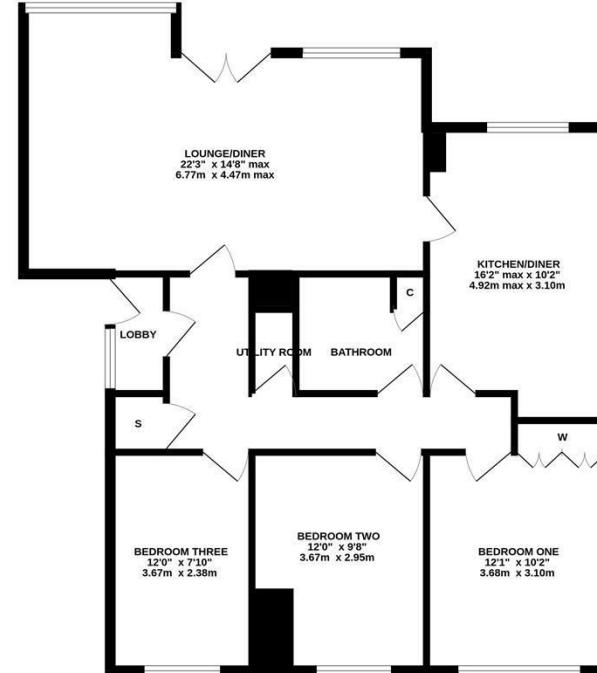
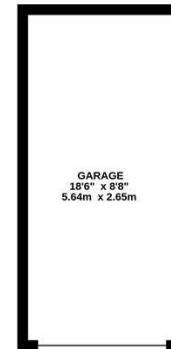
**Offers Over £295,000**

**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.



GARAGE  
161 sq.ft. (14.9 sq.m.) approx.

2ND FLOOR  
961 sq.ft. (89.3 sq.m.) approx.



TOTAL FLOOR AREA: 1122 sq ft. (104.2 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 inaccuracy. The floorplan is for illustrative purposes only and should not be used as survey 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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