



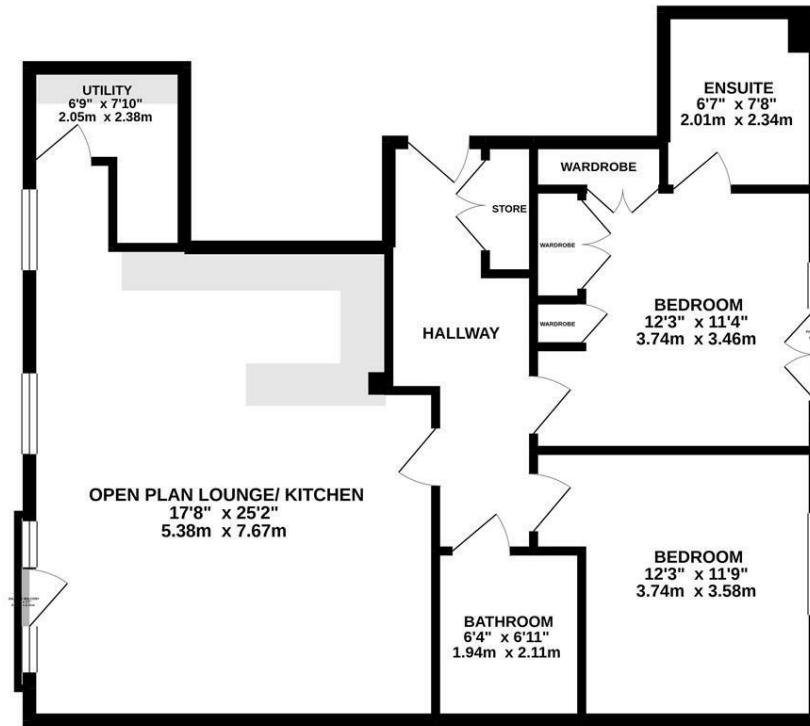
NO ONWARD CHAIN! Super stylish two bedroom apartment, with stunning views over Jesmond Dene found in one of Jesmond's most prestigious development, La Sagesse. Set behind private surroundings, this purpose built property, built in 2015, is situated on the third floor

With both lift & stairs access to all floors and secure telephone entry system, the apartment itself comprises an entrance hall with storage cupboard; two double bedrooms, the largest of which with fitted wardrobes, an en suite shower room and Juliette balcony; separate modern family bathroom; spanning over 25 ft, the open plan reception is stunning with views over Jesmond Dene, a Juliette balcony, modern fitted kitchen with breakfasting bar and integrated appliances; there is also a separate utility room off the lounge area. Externally there is an allocated off street parking space as well as visitor parking available and well manicured communal grounds.

Third Floor Apartment | 875 Sq. ft (81.2 m<sup>2</sup>) | Newly Built In 2015 | Two Double Bedrooms | 25ft Open Plan Reception With Views | Bathroom WC | En Suite Shower Room | Modern Fitted Kitchen | Underfloor Electric Heating | Utility | Lift Access | Allocated Off Street Parking | Secure Telephone Entry | Leafy Communal Gardens | Private Community | Prestigious Location | Leasehold with 144 years remaining | Ground rent: £250 per annum | Service Charge: £3350 per annum | EPC Rating: C | Council Tax Band: E



THIRD FLOOR  
875 sq.ft. (81.2 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq ft (81.2 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for any prospective purchase. 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 £425,000

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.

