

Apartment 4, 3 Abbotsford House  
Abbotsford Terrace, Jesmond



SANDERSON  
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## Apartment 4, 3 Abbotsford House Abbotsford Terrace, Jesmond, NE2 3AD

Unique & stylish, one bedroom, first floor conversion apartment, in this handsome period house in the Brandling village Conservation area of Jesmond with fabulous open views to the Town Moor, attractive communal gardens and secure electric gated allocated parking in the rear courtyard.

A fabulous one bedroom apartment, with a great feeling of space and light from the impressive high ceilings and large sash windows - the apartment has been refurbished by the current owners, with complete redecoration throughout, new carpets, bespoke 'Hammonds' fitted wardrobes to the bedroom, refurbishment of the galley kitchen, and new luxury bathroom fitted.

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**Price Guide:**  
Offers Over £275,000

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Attractive Communal entrance hallway with a staircase to the first floor and door to the rear courtyard for parking.

First floor - a private entrance hallway | Magnificent sitting room with great natural light from the large sash window with views to the Town Moor - the sitting room has a lovely period cast iron fireplace with a marble surround and tiled hearth, bespoke window seat with working shutters, lattice radiator covers, decorative ceiling coving, picture rail, and new sockets to the wall | The kitchen has a bespoke British hand crafted kitchen, incorporating an integrated microwave, slimline dishwasher, fridge freezer and washing machine, with access to a loft space | Generous double bedroom with a range of bespoke 'Hammonds' fitted wardrobes to one wall, with plantation shutters and a new radiator | Well appointed ensuite bathroom with a sunken bath, with a rainfall shower head over, beautiful 'Carrera' marble tiles to both the floor and walls, and underfloor heating.

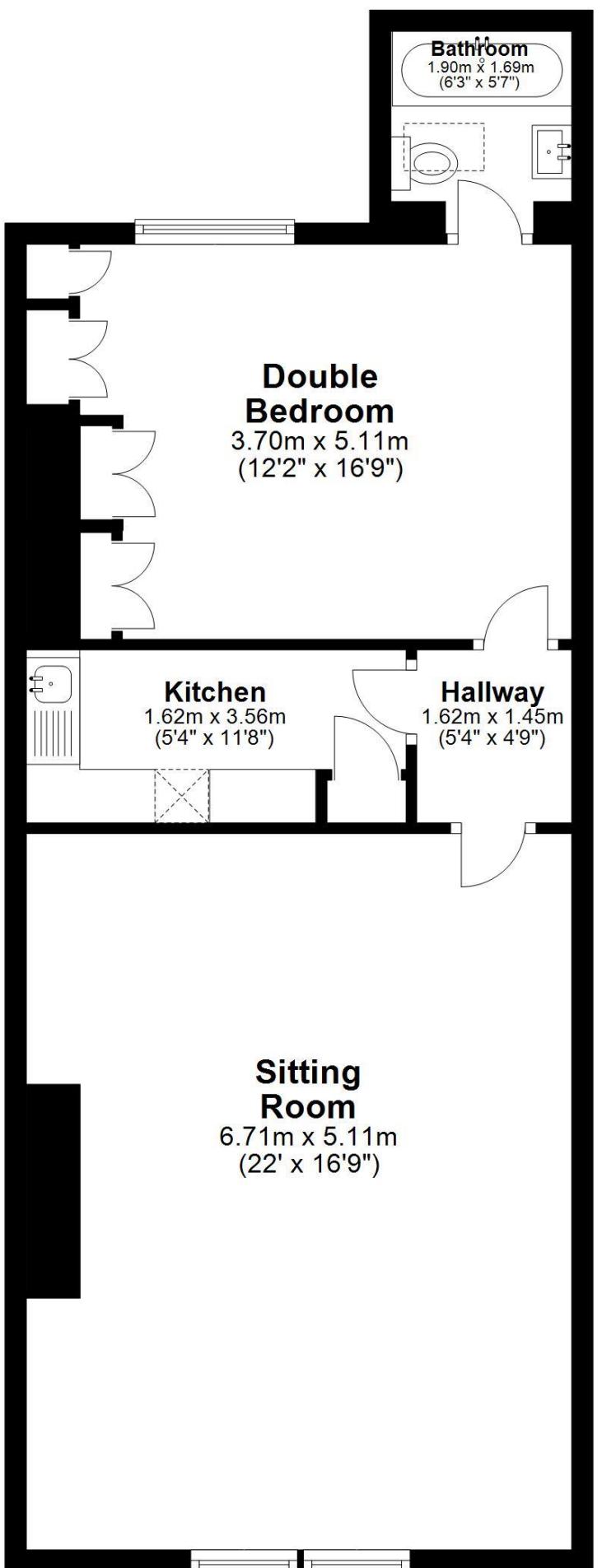


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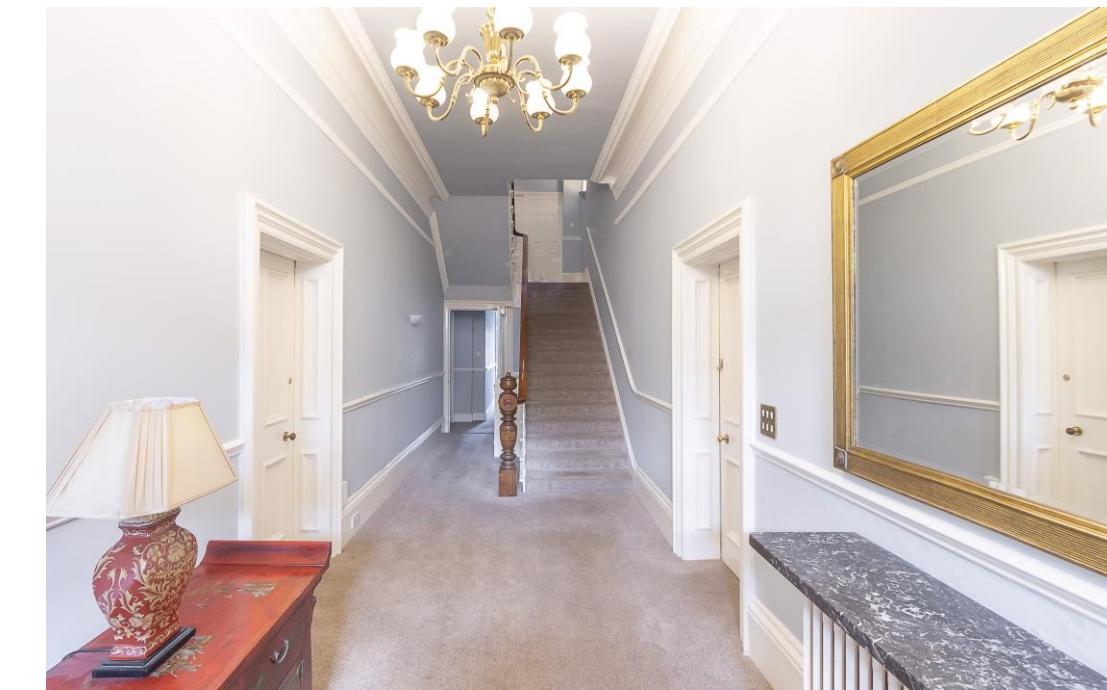


## First Floor

Approx. 65.9 sq. metres (709.1 sq. feet)



Total area: approx. 65.9 sq. metres (709.1 sq. feet)  
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In addition to the main accommodation, there is also a storage cupboard accessed via the second rear staircase, which is excellent for the storage of larger items. The staircase gives access down to the rear electric gated courtyard, where there is allocated parking for one car.

Abbotsford Terrace is ideally placed within walking distance to Newcastle City Centre, and is perfectly placed close to the delightful parade of independent shops of Clayton Road, Jesmond Metro Station and thriving café culture of Jesmond.

A viewing is essential to appreciate the quality of accommodation and great central location.

Services: Mains electric, gas, water and drainage | Tenure: Leasehold (Share of Freehold) | Service Charge: £1200 per annum | Ground Rent: £35 per annum | Lease Remaining: 969 Years | Council Tax: Band B | Energy Performance Certificate: Rating C