



## La Sagesse Jesmond

- Stunning 3rd floor duplex in prestigious development
- Extended views overlooking Jesmond dene and beyond
- Allocated parking
- Lift access and underfloor heating
- No upper chain
- Leasehold - 155 years from 1 January 2015
- Council tax band F
- EPC rating B

**Offers in Excess of £525,000**



0191 281 6700  
51 St Georges Terrace, Jesmond, NE2 2SX

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[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[jesmond@rmsestateagents.co.uk](mailto:jesmond@rmsestateagents.co.uk)

# La Sagesse

## Jesmond, Newcastle upon Tyne NE2 3AF

This immaculate duplex property, nestled in the prestigious La Sagesse development, is now available for sale. The property is beautifully situated towards the northern end of Jesmond, offering close proximity to central Jesmond's shops, cafes, and restaurants, as well as Gosforth's High Street and the delightful Jesmond Dene.

The property occupies the third and fourth floors of Lindisfarne House, with the convenience of lift access. It is a duplex property, offering superb views of the surroundings, a unique character feature that sets this property apart.

The interior has been crafted with meticulous attention to detail. It boasts well-appointed rooms, with large windows that let in an abundance of natural light. The main reception room further benefits from a Juliet balcony and French windows, adding an air of elegance to the space. The extended views overlooking Jesmond Dene and beyond are beyond comparison! The property features an open-plan dining kitchen with a Juliet balcony, perfect for those who love to cook and entertain. It is equipped with integrated appliances and designed with a contemporary aesthetic.

There are two double bedrooms in the property. The master bedroom comes with an en-suite, built-in wardrobes, and offers fabulous elevated views over Jesmond Dene. The second bedroom is also a double, furnished with built-in furniture, ensuring ample storage. It also has the benefit of a Juliet balcony and views over Jesmond Dene.

The property also comes with the advantage of allocated parking. The development hosts manicured communal gardens, adding to the overall appeal. This property is ideally situated with excellent public transport links, local amenities, green spaces, nearby parks, historical features, and walking routes.

#### ENTRANCE HALL - 12'4 (3.76m) max x 11'5(3.49m) max

Entrance door, staircase to first floor with spindle banister, two built in cupboards, one housing washing machine, security entry system, telephone point.

#### LOUNGE – 17'9 (5.41m) max x 15.7 (4.76m) max

Double glazed French doors and windows with Juliet balcony, one alcove, television point.

#### DINING KITCHEN

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in double oven, built in electric hob, extractor hood, breakfast bar, integrated fridge/freezer and dishwasher, under counter lighting, underfloor heating, built in cupboard housing wall mounted central heating boiler, double glazed window, double glazed door with Juliet balcony.

#### MASTER BEDROOM – 17'6 (5.34m) x 15'6 (4.72m) plus dressing room

Double glazed window to the rear, two double built in wardrobes, fitted bedroom furniture. Dressing room – 5'2 (1.59m) x 3'4 (1.06m) - Built in triple wardrobe.

#### EN SUITE SHOWER ROOM

White wash hand basin set in vanity unit, step in shower cubicle with mains fed shower, low level w.c, part tiled walls, feature mirror lights, shaver point, built in cupboard with heated towel rail.

#### BEDROOM 2 – 9'11 (3.03m) x 19'6 (5.96m)

Double glazed window to the rear with Juliet balcony, fitted bedroom furniture (wardrobes, desk and drawers)

#### BATHROOM/WC - 6'4 (1.93m x 7'3 (2.22m)

White double ended panelled bath with mains fed shower over, wash hand basin set in vanity unit, low level WC, tiled walls, and heated towel rail.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: UNDER FLOOR HEATING

Broadband: CABLE

Mobile Signal Coverage Blackspot: NO

Parking: ONE ALLOCATED PARKING SPACE AND COMMUNAL PARKING

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

#### COUNCIL TAX BAND: F

#### EPC RATING: B

JR00004411.MJ.KC.10/2/25.V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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