



**FOR SALE**  
**RESIDENTIAL WITH VACANT POSSESSION**  
**ST ANNE'S COURT, ELSWICK, NEWCASTLE UPON TYNE, NE4 6EE**



Sanderson  
Weatherall

## Description

The property provides 13 self-contained flats within a beautiful Grade II Listed building situated in delightful, secured grounds. The property was originally a convent and was latterly converted into a care facility. The property has full services including a working heating system and is prime for refurbishment and further development.

The building itself is a solid sandstone structure under a traditional slate roof and timber has sash windows throughout.

## Asking Price & Tenure

Offers invited for the benefit of our client's Freehold interest.

Please note our client reserves the right not to accept the highest or any offer received.

## Energy Performance Certificate (EPC)

An EPC has been commissioned and will be available in due course.

## Services

We understand that all mains services are available on the site, however, interested parties are advised to carry out their own investigations with regard to this matter.

## Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source and funding will be required from the successful purchaser.

## VAT

VAT is not applicable.

## Legal Costs

Each party are to be responsible for their own legal costs incurred throughout any transaction.

## Location

Summerhill Grove is a charming street set within the highly sought after Summerhill Conservation Area, just moments from Newcastle City Centre. Characterised by elegant late Georgian and Victorian terraces, the area blends historic architecture with a peaceful residential atmosphere. Overlooking or close to the attractive Summerhill Park, residents enjoy a green open space rarely found so centrally. With excellent access to local amenities, reputable schools, transport links and the vibrant shops, restaurants and cultural venues of the city, Summerhill Grove offers a unique opportunity to enjoy period charm and urban convenience in one of Newcastle's most desirable neighbourhoods.





50 m

100 m



# Contact

For further information or to arrange a viewing please contact the sole agents:

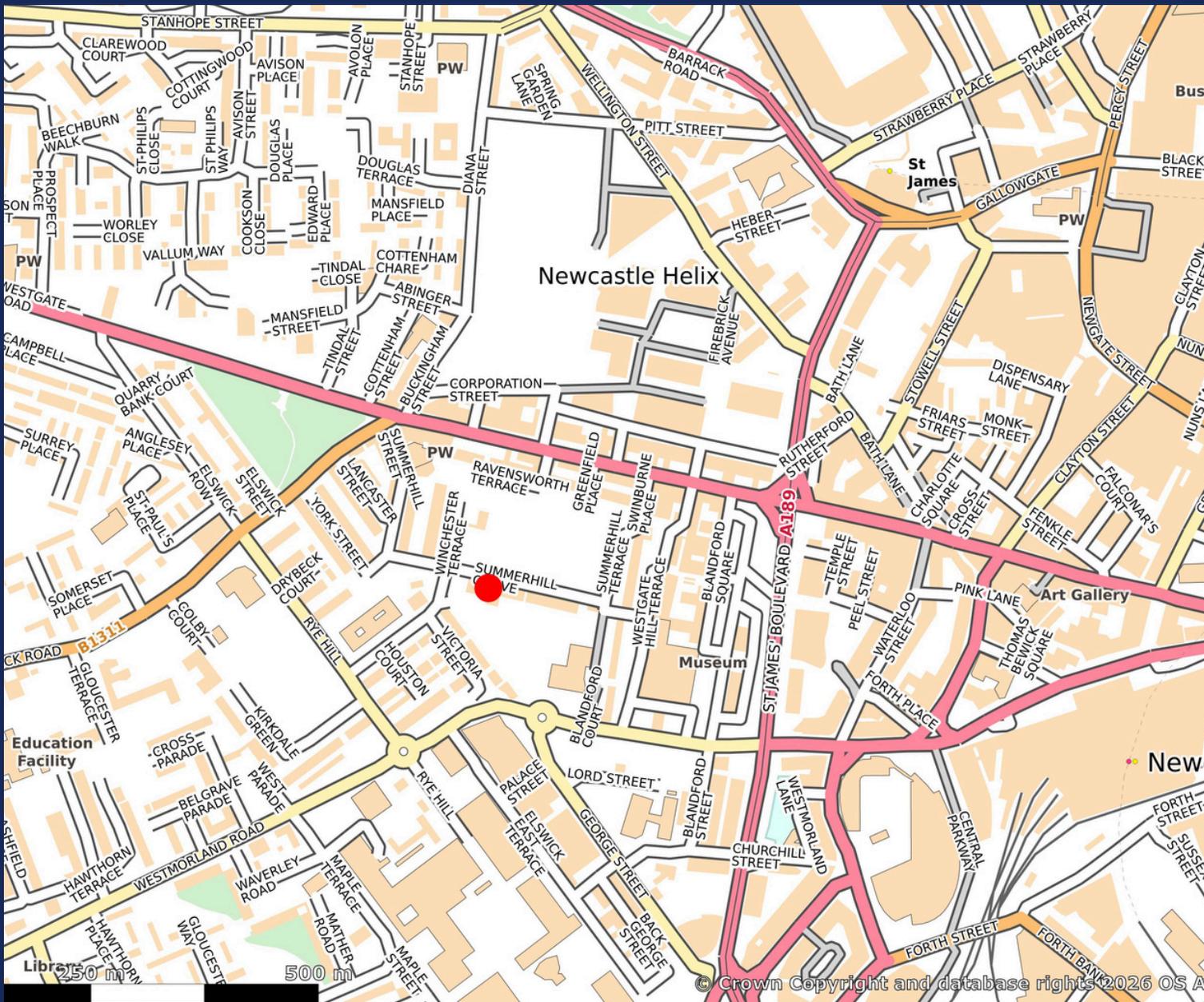
**Kevin McGorie**



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