



## Burlington Court

### Jesmond

- Well-presented ground floor flat
- Two Bedrooms
- Garage in separate block
- Views overlooking communal garden and Jesmond Dene
- Leasehold - 999 years from 1st January 2002

**Offers in excess of £245,000**

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# Burlington Court

Jesmond

## PROPERTY DESCRIPTION

An extremely well presented ground floor apartment, perfectly placed within Burlington Court, Adderstone Crescent, Jesmond. Situated behind St George's Church and arguably one of Newcastle's most prestigious residential addresses Adderstone Crescent is perfectly placed to give access to the vast amenities within Jesmond. The apartment itself, briefly comprises entrance lobby, entrance hall, lounge/diner with stunning views out over the communal gardens and Jesmond Dene, kitchen with integrated appliances, two bedrooms, both with fitted robes, and modern bathroom/w.c. The apartment enjoys well maintained communal gardens with a private garage. This immaculate apartment demands an early internal inspection. Available with no upper chain.



## VESTIBULE

Part glazed entrance door.

## ENTRANCE HALL

Entrance door, electric wall heater, two built in cupboards.



## LOUNGE – 18'7 max x 17'6 max (5.66m max x 5.33m max)

Two double glazed windows to the rear, double glazed French doors onto Juliet balcony, television point, and coving to ceiling, electric wall heater.

## KITCHEN – 8'2 narrow to 7'4 x 15'5 max (2.48m narrow to 2.24m x 4.70m max)

Fitted with a range of wall and base units, single drainer sink unit, built in electric double oven, built in electric hob, space for auto washer, integrated dishwasher, fridge and freezer, part tiled walls, double glazed window to the rear.



## BEDROOM 1 – 10'3 x 12'4 to front of wardrobes (3.12m x 3.76m to front of wardrobes)

Double glazed window to the rear, fitted wardrobes and overhead cabinets, electric wall heater.

## BEDROOM 2 – 7'6 x 9'5 to front of wardrobes (2.29m x 2.87m)

Double glazed window to the front, electric wall heater.

### **BATHROOM/W.C**

White 3 piece suite comprising; panelled bath with electric shower over, pedestal wash hand basin, low level w.c with concealed cistern, tiled walls, shaver point, heated towel rail, airing cupboard housing hot water cylinder.

### **EXTERNAL**

Communal Garden.

### **GARAGE**

Separate block to the side of the property, up and over door.

### **PRIMARY SERVICES SUPPLY**

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: ELECTRIC HEATING

Broadband: FIBRE AVAILABLE – NOT CURRENTLY INSTALLED IN PROPERTY

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE

### **MINING**

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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.

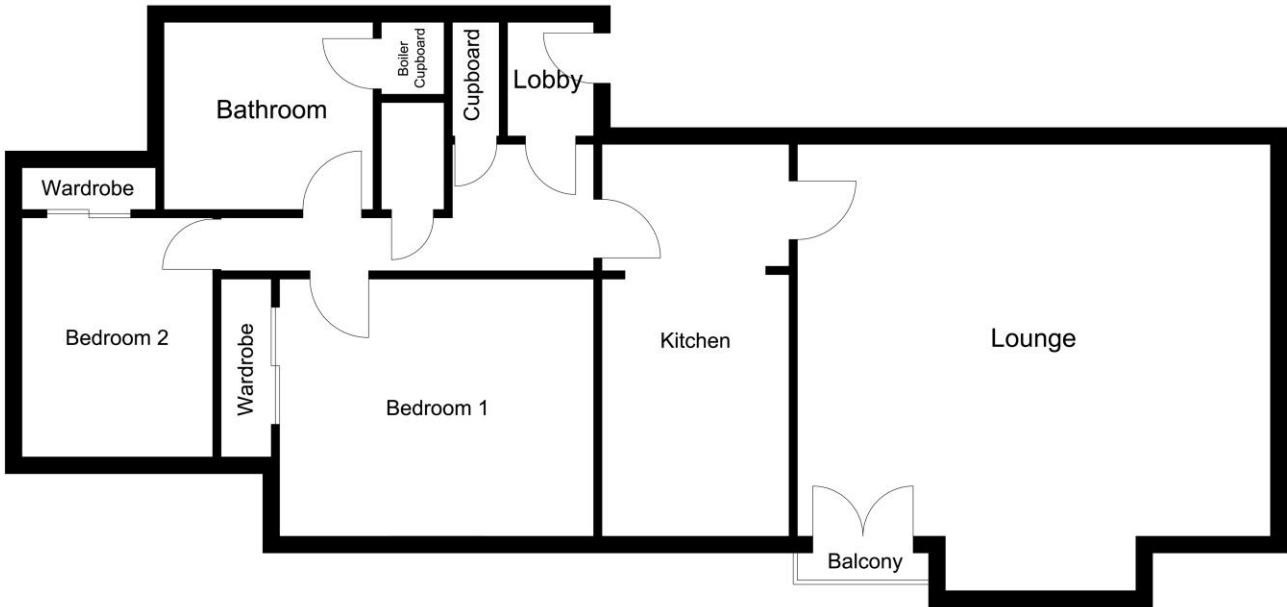
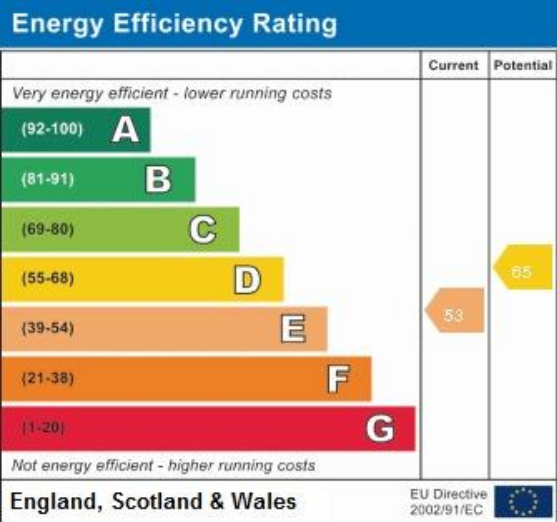
- 999 years from 1 January 2002
- Service charge - £382.75 - quarterly

**COUNCIL TAX BAND: C**

**EPC RATING: E**







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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 by 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.

Version 1

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**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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