



Lavender Gardens

West Jesmond

- First Floor Flat
- No upper chain
- Close to West Jesmond Metro, shops and amenities on Brentwood Avenue
- Freehold
- Private rear yard
- Council tax band B
- EPC rating E

Offers in Excess of **£220,000**

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Lavender Gardens

West Jesmond

PROPERTY DESCRIPTION

Located close to the heart of Brentwood Avenue shops, this charming upper flat is now available for sale. The property is in good condition, making it an ideal home for buyers looking for a comfortable and stylish living space.

As you step inside, you are greeted by high ceilings that create a sense of space and elegance. The flat boasts two reception rooms, one of which could easily be converted into a main bedroom, offering flexibility to suit your needs. The sliding doors in the second reception room lead to the lounge, providing a seamless flow between the living areas.

Both bedrooms come with built-in wardrobes, providing ample storage space and a sleek finish to the rooms. The bathroom features a corner bath and a separate shower cubicle, perfect for relaxing after a long day.

In addition, the property benefits from a private rear yard, offering a secluded outdoor space to enjoy some fresh air. The flat is conveniently close to local amenities and green spaces, enhancing the quality of life for its residents.



ENTRANCE HALL

Entrance door, staircase to first floor.

FIRST FLOOR LANDING

Doors to lounge and bedrooms 2 and 3, built in cupboard, access to roof space.

LOUNGE – 13'4 max x 16'0 max (4.06m max x 4.88m max)

Double glazed window to the rear, marble fireplace, one alcove, television point, wall light points, picture rail, coving to ceiling, double radiator, sliding doors leading to living room/bedroom 1.

KITCHEN – 9'5 x 8'4 (2.87m x 2.72m)

Fitted with a range of wall and base units, single drainer sink unit, built in double oven, built in gas hob, space for auto washer, part tiled walls, radiator, double glazed window to the rear, door to inner hall.



INNER HALL

Door to bathroom/w.c and rear stairs to back yard.

BEDROOM 1 (Currently used as living room) – 16'2 x 12'2 (4.93m x 3.71m)

Double glazed bay window to the front, gas fire in recess, two built in cupboards, television point, coving to ceiling, picture rail, and wall light points.

BEDROOM 2 – 6'10 x 9'10 + wardrobes (2.08m x 2.99m + wardrobes)

Double glazed window to the front, fitted wardrobes, double radiator.



BEDROOM 3 – 11'5 x 8'3 (3.48m x 2.52m)

Double glazed window to the rear, fitted wardrobes and overhead storage, radiator.

BATHROOM/W.C

4 piece suite comprising; corner bath, wash hand basin set in vanity unit, low level w.c, corner shower cubicle with electric shower, double glazed frosted window, radiator, tiled walls.

EXTERNAL

Private rear yard.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL HEATING

Broadband: FIBRE AVAILABLE (NOT CURRENTLY INSTALLED)

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET PARKING

MINING

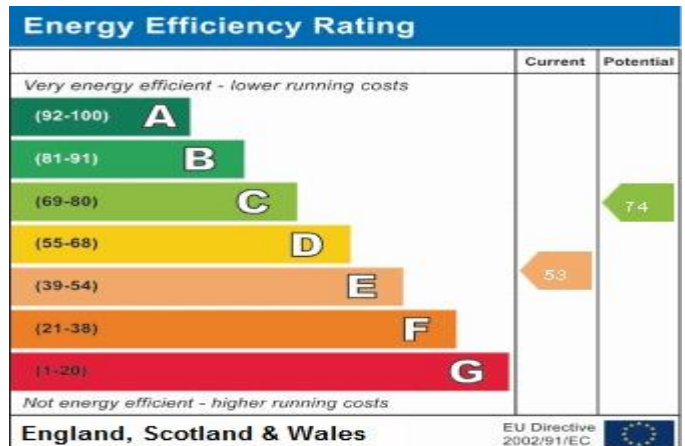
The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

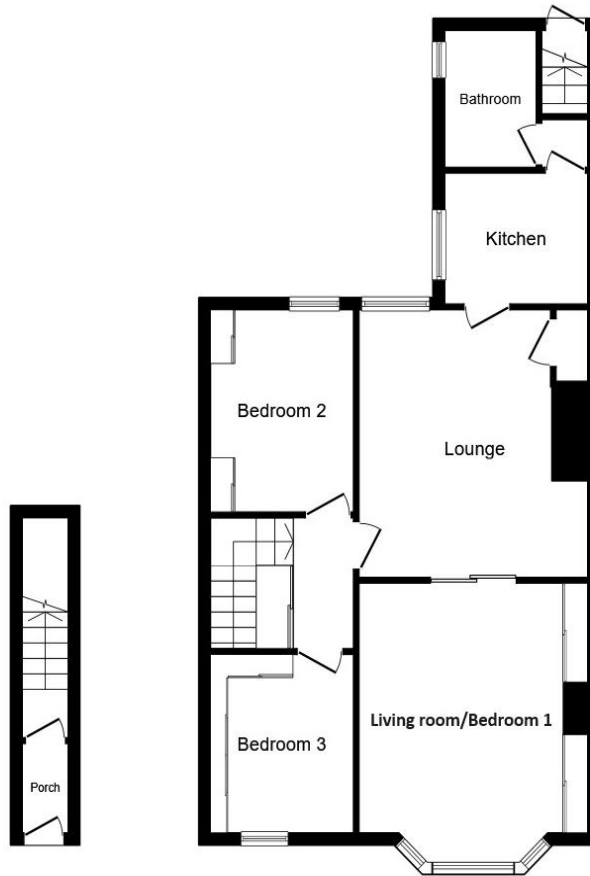
TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

COUNCIL TAX BAND: B

EPC RATING: E





Ground Floor

Floor area
4.2 sq.m.
(46 sq.ft.)

First Floor

Floor area 70.9 sq.m. (763 sq.ft.)

LAVENDER GARDENS

TOTAL: 75.1 sq.m. (808 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

VERSION 2

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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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