



## Sovereign Court Jesmond

- Two bedroom first floor flat
- Bathroom & en-suite shower room
- Security entry system
- EPC rating C
- No onward chain
- Council Tax Band D

Guide price **£ 170,000**

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# Sovereign Court Jesmond

Presenting a first floor flat in a highly sought-after location, teeming with public transport links and local amenities and available with no onward chain. The property is in good condition and offers a wealth of modern living space.

This flat boasts two sizeable bedrooms, both of which are double rooms. Bedroom one is a spacious double that includes an en-suite shower room, built-in wardrobes, and fitted bedroom furniture for your convenience. The second bedroom also features built-in wardrobes and a built-in desk, making it an ideal room for home office use or study.

The property includes an additional bathroom for the convenience of guests and residents alike, ensuring no morning queues for the shower.

The heart of this home is undoubtedly its reception room, which is both welcoming and stylish. The room features a charming fireplace and a grand bay window that lets in an abundance of natural light, creating a bright and airy space where you can entertain guests or unwind after a long day.

The flat is equipped with a well-appointed kitchen where you can prepare your meals with ease. The kitchen, like the rest of the property, is in good condition and ready for immediate use.

The property is rated C for energy efficiency and falls under council tax band D, making it a financially smart choice for potential buyers. This flat is an excellent investment opportunity or a perfect home for those looking for modern living in a convenient location.

## COMMUNAL ENTRANCE

Security entry phone system, stairs to all floors.

## ENTRANCE PORCH

Entrance door.

## ENTRANCE HALL

Entrance door, built in cupboard.

## LOUNGE – 13'1 max x 15'5 max (3.99m max x 4.70m max)

Double glazed bay window to the front, fire surround with electric fire, television point, coving to ceiling, radiator.

## DINING KITCHEN – 12'6 x 8'10 (3.81m x 2.69m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in double oven, built in electric hob, extractor hood, part tiled walls, integrated fridge/freezer, washer and dishwasher, double glazed window to the rear.

## BEDROOM 1 – 12'11 max x 9'7 max (3.94m max x 2.92m max)

Double glazed window to the rear, fitted bedroom furniture, fitted wardrobes, built in wardrobe, radiator.

## EN SUITE SHOWER ROOM/W.C

White 3 piece suite; pedestal wash hand basin, step in shower cubicle with mains fed shower, low level w.c. and radiator.

## BEDROOM 2 – 10'10 x 8'6 (3.30m x 2.59m)

Double glazed window to the rear, built in wardrobe, radiator.

## BATHROOM/W.C

White 3 piece suite comprising; panelled bath with mixer taps shower over, wash hand basin set in vanity unit, low level w.c, part tiled walls, airing cupboard housing central heating boiler.

## EXTERNAL

Communal garden, mainly paved, flower tree & shrub borders, allocated parking bay.

## PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS GAS CENTRAL HEATING  
Broadband: FIBRE  
Mobile Signal Coverage Blackspot: NO  
Parking: ALLOCATED PARKING SPACE

## 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

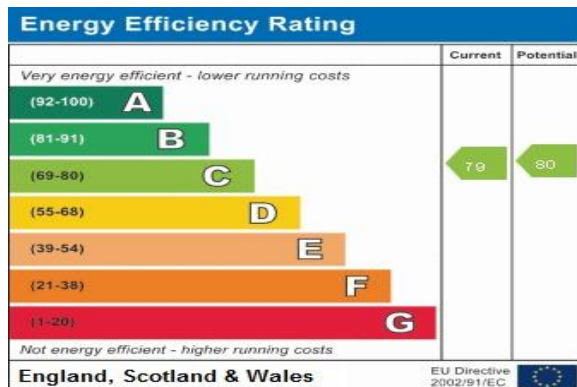
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

- Leasehold - 125 years from 1 June 1999

## COUNCIL TAX BAND: D

EPC RATING: C

JR00004211.MJ.KC.03/05/24.V.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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