



Eskdale Terrace

Jesmond

- One bedroom top floor flat
- Sought after location
- Allocated parking bay to rear
- Leasehold - 125 years from 29 September 2005
- Council Tax Band B
- EPC rating C

£ 200,000



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Eskdale Terrace

Jesmond

A stunning one-bedroom top-floor apartment that is in immaculate condition and is situated in a converted period terrace property. It has a wealth of unique features and is an excellent choice for first-time buyers.

This apartment offers a beautiful double bedroom, a modern bathroom suite, and a delightful open-plan lounge/kitchen that is flooded with natural light. The reception room is a true standout with its large windows, an inviting fireplace, and a vaulted ceiling, making it a perfect space for relaxation or entertaining guests. Another fantastic feature this property offers is parking, which is quite a catch in this sought-after location.

The location of this flat is equally impressive as it is in close proximity to Jesmond metro station and the renowned Royal Grammar School. It is also within walking distance of Newcastle's Exhibition Park, Clayton Road shops and cafes, and the Nuffield Hospital. The nearby schools and local amenities further add to the desirability of this property.

COMMUNAL ENTRANCE

Security entry door system, stairs to all floors.

ENTRANCE HALL

Entrance door, double glazed window to the side, staircase to top floor.

LOUNGE/ KITCHEN:

Lounge -20'10 (6.35m) x 13'5 (4.09m)

Double glazed window and skylight to the front, modern fire surround with living flame effect gas fire, vaulted ceiling with wooden feature beams, television point, radiator, archway to kitchen.

Kitchen - 15'7 (4.75m) x 11'8 (3.55m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in electric hob, extractor hood, space for auto washer, integrated microwave, fridge and freezer, wall mounted central heating boiler, radiator, double glazed window to the rear, double glazed door to rear.

BEDROOM 1 - 15'7 (4.76m) x 9'6 (2.89m)

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

BATHROOM/WC - 9'0 (2.75m) x 4'7.9 (1.46m)

White panelled bath with mains fed shower over, pedestal wash hand basin, low level wc, tiled walls, heated towel rail, wood effect flooring.

EXTERNAL

Allocated parking space to rear.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL HEATING

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ALLOCATED PARKING SPACE

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.

Length of Lease: 125 years from 29 September 2005

Ground Rent: £150 per annum

Service Charge: £1298.67 per annum

COUNCIL TAX BAND: B

EPC RATING: C

JR00004456.MJ.KC.13/03/25.V.1



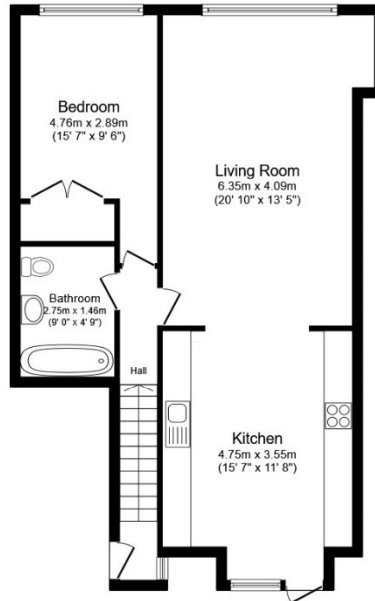
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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Top Floor

Floor area 73.5 m² (791 sq.ft.)

Flat 5, 8 Eskdale Terrace

TOTAL: 73.5 m² (791 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 1

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