

Fernwood Jesmond

ROOK MATTHEWS

SAYER

- Luxury apartment in sought after development
- Ensuite shower room and family shower room
- Allocated parking bay in secure residents underground garage
- West facing private balcony
- Lift and stairs to all floors
- Leasehold 999 years from 14 November 1983 978 years remaining
- EPC rating D
- Council tax band F







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Fernwood

COMMUNAL ENTRANCE

Secure entry phone system.

ENTRANCE VESTIBULE

ENTRANCE HALLWAY Two large storage cupboards, one of which is plumbed for laundry.

KITCHEN - 4.45m (14'7) x 2.99m (9'10)

Contemporary kitchen with wall and base units, granite work surfaces, mood lighting, gas hob, electric double oven, integrated fridge and freezer, combi boiler, window seat overlooking the grounds.

LOUNGE/DINER – 8.82m (28'11) x 4.15m (13'7)

Dual aspect garden views and door leading to west facing private balcony.

BEDROOM 1 – 5.45m (17'11) x 4.24m 13'11)

Spacious double with fitted wardrobes and ensuite.

ENSUITE -

Walk in shower, WC and sink set in vanity unit, tiled flooring and part tiled walls.

BEDROOM 2 – 3.97m (13'0) x 2.91m (9'7)

Spacious double with fitted wardrobes.

SHOWERROOM/WC

Walk in shower, WC and sink set in vanity unit.

EXTERNAL

Communal gardens, residents secure underground garage parking.

PRIMARY SERVICES SUPPLY

Electricity: MAINS Water: MAINS Sewerage: MAINS Heating: GAS CENTRAL HEATING Broadband: FIBRE Mobile Signal Coverage Blackspot: YES – SIGNAL LIMITED Parking: ALLOCATED PARKING SPACE UNDERGROUND

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.

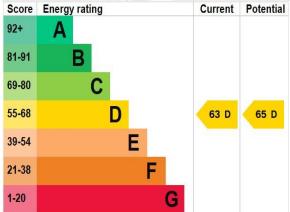
Service charge £393.86 per month

COUNCIL TAX BAND: F EPC RATING: D

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16 Branches across the North-East



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.