



## Grosvenor Road Jesmond

- Two bedroom ground floor apartment
- Off street parking to the rear
- Prime Jesmond location
- Leasehold -125 years from 29 September 2004
- Council Tax Band A/ EPC rating D

**Asking price: £180,000**



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ROOK  
MATTHEWS  
SAYER

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# Grosvenor Road

## Jesmond

A well presented ground floor conversion flat located in central Jesmond. Briefly comprises of; open plan lounge kitchen, bathroom WC, large master bedroom with ample storage and a second bedroom. The property benefits from off street parking and a bike rack to the rear, double glazing, gas central heating and a secure entry phone system.

### COMMUNAL ENTRANCE

Entrance door.

### ENTRANCE HALL

Entrance door.

### LOUNGE/KITCHEN – 13'9 max x 18'1 (4.19m x 5.51m)

Lounge area- Double glazed window to the front, one alcove with shelving, radiator.  
Kitchen area- Fitted with a range of wall and base units, single drainer sink unit, built in oven, built in gas hob, extractor hood, integrated fridge/freezer and washer.

### BEDROOM 1 – 15'11 max x 9'5 max (4.85m max x 2.87m max)

Double glazed frosted window to the rear, understairs cupboard, and radiator.

### BEDROOM 2 – 8'9 x 7'8 (2.67m x 2.33m)

Double glazed window to the rear, radiator.

### BATHROOM/W.C

White 3 piece suite, panelled bath with electric shower over, pedestal wash hand basin, low level w.c, heated towel rail.

### EXTERNAL

Allocated parking to rear.

### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL HEATING

Broadband: NONE CURRENTLY INSTALLED

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.

Length of Lease: 125 years from 29 September 2004

### COUNCIL TAX BAND: A

EPC RATING: D

JR00004269.MJ.KC.19/06/24.V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	59 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.

**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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