



Henshelwood Terrace

Jesmond

- Beautiful one bedroom apartment split over 3 floors within a converted terrace house
- Situated within Brandling village area
- Close to local shops, metro station and cafes
- Modern fitted kitchen and bathroom
- Leasehold
- EPC rating G/ Council tax band A



Offers in Excess of £138,000

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Henshelwood Terrace

Jesmond

An immaculate mid terraced property, that is ideal for first-time buyers. Enjoy the unique feature of this residence as it is split over three floors, offering a multitude of spaces for relaxation and entertainment. Set at the rear of a period building on Henshelwood Terrace, within Brandling Village.

The property boasts a reception room, kitchen, bedroom, and bathroom. The reception room, a well-lit and inviting space, is graced with dual aspect windows that allow for an abundance of natural light. The property's kitchen is a modern fitted kitchen, characterized by natural light that adds an airy and refreshing ambiance. With all the necessary fittings and features, this kitchen offers a delightful cooking experience.

The bedroom is a comfortable double, offering ample space for rest and relaxation. It is an ideal retreat after a long day, with enough room for all your needs.

The bathroom features a modern fitted suite, elevating the property's overall contemporary aesthetic. With its sleek lines and high-quality fixtures, this bathroom offers both functionality and style.

Location is one of the key highlights of this property. It is conveniently situated near the West Jesmond Metro, providing excellent public transport links. Local shops and cafes are within walking distance, adding to the convenience of urban living. Additionally, the property is near reputable schools.

In conclusion, this property offers a unique and modern living experience in a convenient location. It is an opportunity not to be missed by first-time buyers.

ENTRANCE PORCH

Communal entrance, entrance door, security entry system.

ENTRANCE HALL

Staircase to first floor with spindle banister, understairs cupboard, door to kitchen, security entry phone.

KITCHEN – 11'10 x 5'11 (3.61m x 1.80m)

On the ground floor, fitted with a range of wall and base units, Belfast sink, extractor hood, electric cooker point, and space for auto washer, part tiled walls, storage heater, and double glazed window to the rear.

LOUNGE – 14'9 x 11'10 (4.50m x 3.61m)

On the first floor, double glazed windows to the side and rear, television point, two storage heaters, stairs to second floor.

BEDROOM 1 – 10'0 x 5'11 (3.05m x 1.80m)

On the second floor, double glazed window to the rear, built in cupboard, walk in cupboard leading to fire escape door, electric wall heater.

BATHROOM/W.C

On the second floor, white 3 piece suite comprising; panelled bath with electric shower over, pedestal wash hand basin, low level w.c, tiled walls, skylight, heated towel rail.

FRONT GARDEN

Communal garden laid mainly to lawn, flower, tree and shrub borders. Communal access to front and rear of property.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: NIGHT STORAGE HEATERS

Broadband: CABLE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET PERMIT 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

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 less five days from 1 January 1996 - (98 years remaining)

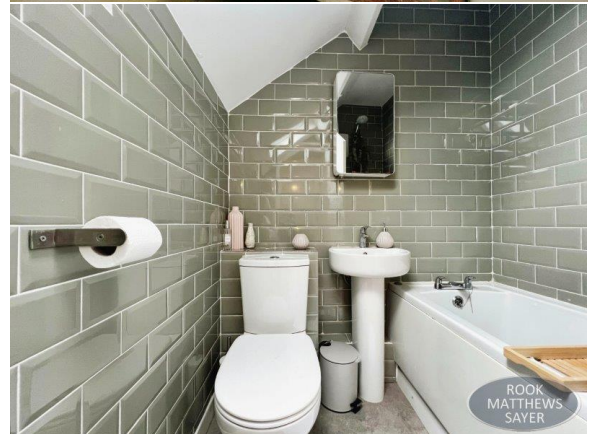
Service Charge: £132.20 per month

Ground rent: £10 per annum

COUNCIL TAX BAND: A

EPC RATING: G

JR00004303.MJ.KC.02.08.24.V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	12 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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