



ROOK
MATTHEWS
SAYER

Blythswood | Jesmond | NE2 2AZ

Guide price £220,000

Presenting a charming 2-bedroom flat, within this purpose built development. This property is unique in its appeal, situated in a location that boasts excellent public transport links and close proximity to local amenities, making it a perfect fit for anyone who appreciates easy access to city life. It contains a reception room, a kitchen, separate w.c., two double bedrooms, a shower room/w.c and an enclosed balcony. The layout is well-proportioned and can be easily adapted to suit your personal lifestyle and taste. One of the standout features of this property is the inclusion of allocated parking. This is a highly sought-after feature in urban areas and is a significant convenience for those who own a car. Further adding to the appeal of this property is the balcony, positioned off both the lounge and main bedroom, which offers a nice space to relax and unwind after a long day.

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Two Bedrooms

No upper chain

Ground Floor Apartment

Balcony

Sought after Jesmond location

Council Tax band D / EPC to be confirmed

Allocated underground parking

Leasehold

For any more information regarding the property please contact us today

ENTRANCE HALL

Entrance door, security entry phone, electric room heater, two built in cupboards, one with mirror sliding doors.

CLOAKROOM/W.C

Low level w.c, wash hand basin, space for auto washer.

LOUNGE – (22'0 max) 19'8 x 11'5 / (6.71m max) 6.01m x 3.48m

Double glazed window to the front, television point, electric room heater, door onto balcony, wall light points.

KITCHEN – 8'4 (2.54m) max x 8'11 (2.72m)

Fitted with a range of wall and base units, double sink unit, built in double oven, built in electric hob, extractor hood.

INNER HALL:

Leading to shower room/w.c and bedroom one.

BEDROOM 1 – 9'1 (2.78m) x 15'1 (5.00m) max into door recess

Double glazed window to the side, fitted wardrobes with mirror fronted sliding doors, electric room heater, television point, door leading to balcony.

SHOWER ROOM/W.C – 7'3 (2.20m) x 5'11 (1.81m)

White 3 piece suite comprising; pedestal wash hand basin, step in shower cubicle with mains fed shower, low level w.c, heated towel rail.

BEDROOM 2 – 7'2 (2.20m) x 15'10 (4.83m)

Double glazed window looking onto balcony.

EXTERNAL

Allocated parking space, communal gardens with tree and shrub borders.



T: 0191 281 6700

Jesmond@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

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.

COUNCIL TAX BAND: D

EPC RATING: TBC

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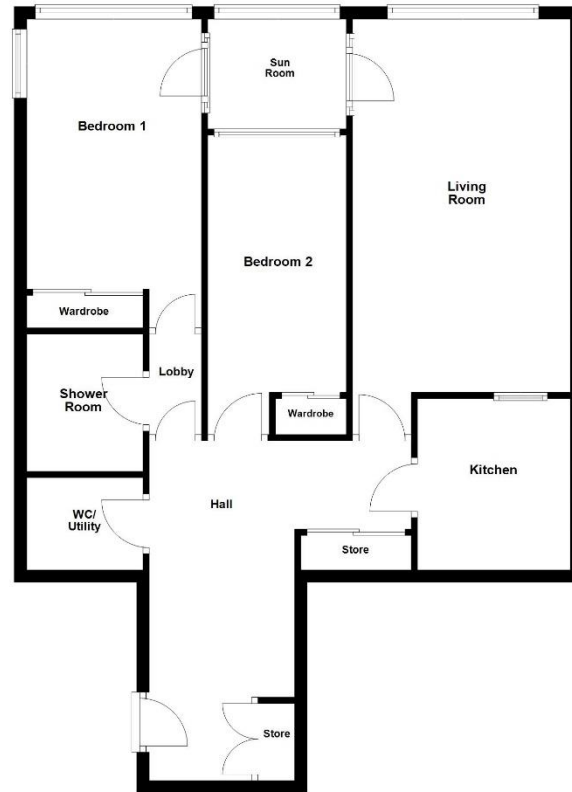
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Ground Floor

Approx. 85.2 sq. metres (917.2 sq. feet)



Total area: approx. 85.2 sq. metres (917.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by and prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

Plan produced using PlanUp.