



St. Georges Terrace

Jesmond

- Immaculate apartment split over ground and first floor of converted mid terrace
- Sought after location close to shops and local amenities
- Open plan lounge/kitchen
- Part double glazing
- Leasehold - 125 years from 12 March 1993 (93 years remaining)
- Residents parking
- EPC rating E
- Council tax band A

£ 139,000



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St. Georges Terrace

Jesmond

Presenting an immaculate duplex property, situated in a highly sought-after location of St George' Terrace, Jesmond. This property is perfectly suited for first-time buyers or investors alike, offering a unique open-plan layout that seamlessly combines the reception room and kitchen, into a harmonious living space.

The property boasts a single reception room, bathed in natural light, providing a welcoming and warm environment for relaxation or entertaining guests. This leads into the open-plan kitchen, a delightful space, fitted with a contemporary breakfast bar, ideal for casual dining. There is also one double bedroom, affording ample space for furniture and personal belongings, ensuring a comfortable living environment. Complementing this is a modern suite bathroom, well-appointed and designed with modern living in mind.

The location of this property is its crowning glory, offering easy access to public transport links, and local amenities. This combination of convenience and quality of life makes it a truly desirable property.

In terms of condition, the property is in immaculate shape, ready for immediate occupancy without the need for any refurbishment.

ENTRANCE HALL – 11'7 x 6'4 narrowing to 3'05 (3.52m x 1.93m narrowing to 0.93m)

Entrance door, staircase to first floor, built in cupboard, wood effect flooring, and electric radiator.

LOUNGE/KITCHEN – 21'6 x 11'1 (6.55m x 3.49m) – OVERALL (First Floor)

Two windows to the side and one to the front, wood effect flooring, radiator and electric wall heater. Kitchen is 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, built in cupboard housing hot water tank.

BEDROOM – 10'5x 11'4 (3.17m x 3.46m) (Ground Floor)

Double glazed window to the rear, electric radiator.

BATHROOM/WC (Ground Floor)

White 3 piece suite comprising; panelled bath with electric shower over, pedestal wash hand basin, low level wc, part tiled walls, heated towel rail, extractor fan, electric wall heater, two double glazed frosted windows to the rear.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: ELECTRIC HEATING

Broadband: Fibre

Mobile Signal Coverage Blackspot: NO

Parking: Residents parking - first come first served

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 - £174.58 per month reviewed annually

COUNCIL TAX BAND: A

EPC RATING: E

JR00004473.MJ.KC.28/04/25.V.2



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 93 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 41 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.

16 Branches across the North-East

