



Ashleigh Grove | West Jesmond | NE2 3DL

**£190,000**



**Two Bedroom Ground Floor Flat**

**Peppercorn Ground Rent**

**Buy to Let Investment Opportunity**

**999 year lease from 27 April 2001**

**Close to West Jesmond Metro**

**EPC Rating C**

**Tenanted until Summer 2027**

**Council Tax Band B**

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**ENTRANCE HALL:** Entrance Door.

**LOUNGE:** 14'10 x 11'11, (4.53m x 3.62m), double glazed window to rear, period fireplace, 2 built in cupboards, double radiator.

**KITCHEN:** 10'2 x 9'2, (3.09m x 2.79m), wall & base cupboards, work surfaces, single drainer sink unit, built in electric oven, built in gas hob, combination boiler, double radiator, double glazed window to side, double glazed door to side.

**BEDROOM ONE:** 16'11 x 13'10, (5.16m into bay x 4.21m into coves), double glazed bay window to front, wood mantle, alcoves, double radiator.

**BEDROOM TWO:** 16'7 x 7'1, (5.04m into recess x 2.16m), double glazed window to rear, double radiator.

**BATHROOM/W.C.:** 8'11 x 5'3, (2.72m x 1.60m), white 3 piece suit comprising of paneled bath, tap fed shower, wash hand basin, set in vanity unit, low level w.c., tiled walls, double glazed frosted window to rear.

**REAR YARD:** Private.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On Street Permit Parking

#### 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.

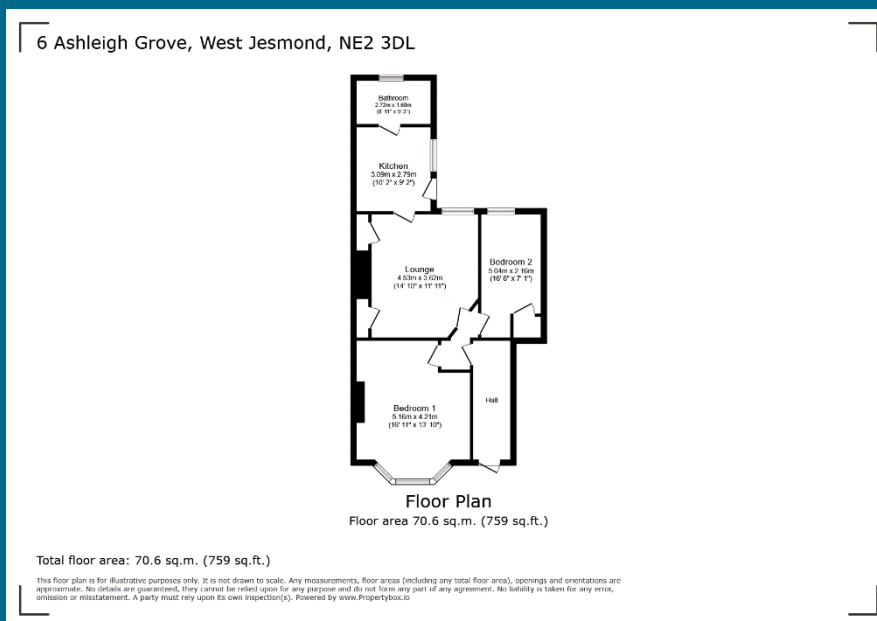
Length of Lease: 999 years from 27 April 2001

Ground Rent: Peppercorn Ground Rent

**COUNCIL TAX BAND:** B

**EPC RATING:** C

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 69 C    | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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