



Connaught Mews | Jesmond | NE2 2BP

Offers Over £160,000

A modern two-bedroom flat on the third floor of a purpose-built development in Jesmond, Newcastle upon Tyne, ideal for first-time buyers and investors.

RMS | Rook
Matthews
Sayer



Modern Two Bed Apartment

Juliet Balcony

No Upper Chain

Two Bathrooms

Leasehold 125 Years less three days from 1 August 2002

EPC Rating B / Council Tax Band C

**Service Charge £3010 per annum
/ Ground Rent £100 per annum**

For any more information regarding the property please contact us today



T: 0191 281 6700

jesmond@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer

COMMUNAL ENTRANCE: Lift & stair access to floors.

ENTRANCE HALLWAY: In flat, built in cupboard.

DOWNSTAIRS CLOAKS/W.C.: hand washbasin, low level w.c., radiator, tiled splashbacks.

LOUNGE: (through kitchen): 23'10 x 10'4, (7.25m x 3.15m), double glazed French door, electric heater, archway to kitchen area.

KITCHEN: Wall & base cupboards, work surfaces, built in electric oven and hob, extractor hood.

BEDROOM ONE: 12'10 x 8'1, (3.91m x 2.46m), double glazed window to side, built in wardrobe, cupboards over bed area, electric heater.

EN-SUITE SHOWER ROOM: (off bedroom two): 6'1 x 5'3, (1.85m x 1.60m), white 3 piece suite, pedestal wash hand basin, step in shower cubicle with electric shower, low level w.c.

BEDROOM TWO: 17'1 x 10'7, (5.20m longest point x 3.23m), double glazed window to side.

BATHROOM/W.C.: 10'2 x 5'9, (3.10m x 1.75m), white 3 piece suit comprising of a paneled bath, tap fed shower over pedestal wash hand basin, low level w.c., heated towel rail, extractor fan.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Communal 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: 125 years less three days from 1 August 2002

Ground Rent: £100 per annum.

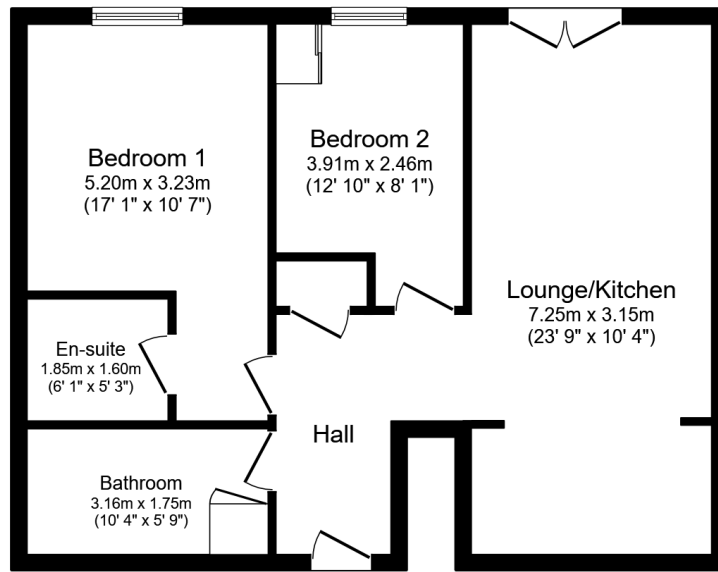
Service Charge: £3,010 per annum

COUNCIL TAX BAND: C

EPC RATING: B

JR00004240.CW.MB.27.1.26.V.1

14 Connaught Mews, Jesmond, NE2 2BP



Floor Plan

Floor area 60.5 sq.m. (651 sq.ft.)

Total floor area: 60.5 sq.m. (651 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	86 B
69-80	C		
55-68	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.



T: 0191 281 6700

jesmond@rmsestateagents.co.uk

RMS | Rook Matthews Sayer