



**RMS** | Rook  
Matthews  
Sayer

Mayfair Road | West Jesmond | NE2 3DP

**£190,000**



**x2**



**x1**



**x1**

**Ground Floor Two Bedroom Conversion**

**999 year lease from 16 December  
1988**

**Buy to Let Investment Opportunity**

**Peppercorn Ground Rent**

**Close to West Jesmond Metro**

**EPC Rating C / Council Tax Band B**

**Tenanted until Summer 2027**

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**COMMUNAL ENTRANCE:** Entrance door.

**LOUNGE:** 11'3 x 14'3, (3.42m longest point x 4.33m longest point), double glazed patio door to rear, double radiator.

**KITCHEN:** 14'5 x 7'8, (4.40m longest point x 2.34m), wall & base cupboards, single drainer sink unit, built in electric oven, built in gas hob, combination boiler, double radiator, internal double glazed window.

**BEDROOM ONE:** 16'1 x 13'11, (4.90m into bay x 4.23m into coves), double glazed bay window to front, period fireplace, alcoves, radiator.

**BEDROOM TWO:** 15'1 x 9'11, (4.58m x 3.01m), double glazed windows to side and rear, double radiator.

**BATHROOM/W.C.:** 7'11 x 6'6, (2.40m x 1.97m), white 3 piece suite comprising a paneled bath, tap fed shower, pedestal wash hand basin, low level w.c., tiled walls, heated towel rail, extractor fan.

**REAR YARD:** Private, synthetic turf.

#### **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.

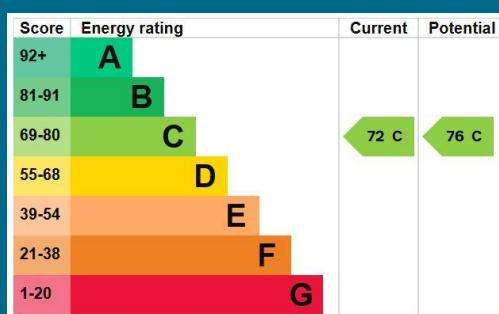
Length of Lease: 999 years from 16 December 1988

Ground Rent: Peppercorn Ground Rent

#### **COUNCIL TAX BAND: B**

#### **EPC RATING: C**

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