



Glenthorn Road | Jesmond | NE2 3HN

£235,000

Ideal for first time buyers this ground floor three bedroom apartment. Briefly comprising of master bedroom to the front, bathroom WC, two further bedrooms one with an ensuite WC and a social open plan lounge kitchen area with a french door leading to a private rear yard.

Investors please note there is no C4 rental history so it can only be rented to a family, couple or sole tenant.

RMS | Rook
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x3



x1



x2

Three Bedroom Ground Floor Apartment

Ideal for First Time Buyers

Bathroom WC plus ensuite WC

Leasehold – 999 years from 8 May 1987

No C4 Rental History

Peppercorn Ground Rent

Tenanted until 17/07/2026 – achieving £1,200pcm

EPC Rating C / Council Tax Band B

For any more information regarding the property please contact us today

ENTRANCE VESTIBULE: Double glazed entrance door.

ENTRANCE HALL: Built in cupboard, double radiator.

LOUNGE: (open with kitchen): 13'4 x 20'7, (4.06m into alcove x 6.28m longest point into kitchen), 1 alcove, 1 double glazed French door to rear, double radiator.

KITCHEN AREA: (open with lounge): Wall and base cupboards, work surfaces, single drainer sink unit, built in electric oven, built in gas hob, extractor hood, tiled walls, and tiled floor.

BEDROOM ONE: 14'7 x 11'4, (4.45m into alcove x 3.44m into bay), double glazed bay window to front, 1 alcove, double radiator.

EN SUITE SHOWER ROOM: (off bedroom three): 5'3 x 8'8, (1.59m x 2.65m into shower recess), white 3 piece suite comprising of a pedestal wash hand basin, low level w.c., tiled floor, double glazed frosted window to side, cupboard housing combination boiler.

BEDROOM TWO: 11'4 x 8'2, (3.44m x 2.47m), double glazed window to rear, double radiator.

BEDROOM THREE: 10'11 x 8'8, (3.33m x 2.64m), double glazed window to side, double radiator.

BATHROOM/W.C: 6'8 x 4'9, (2.03m x 1.50m), white 3 piece suite comprising of a paneled bath and mains fed shower over pedestal wash hand basin, low level w.c., tiled splash back tiled around bath, heated towel rail, tiled floor, extractor fan.

REAR YARD: Private – access for upstairs only.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central Heating

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 8 May 1987

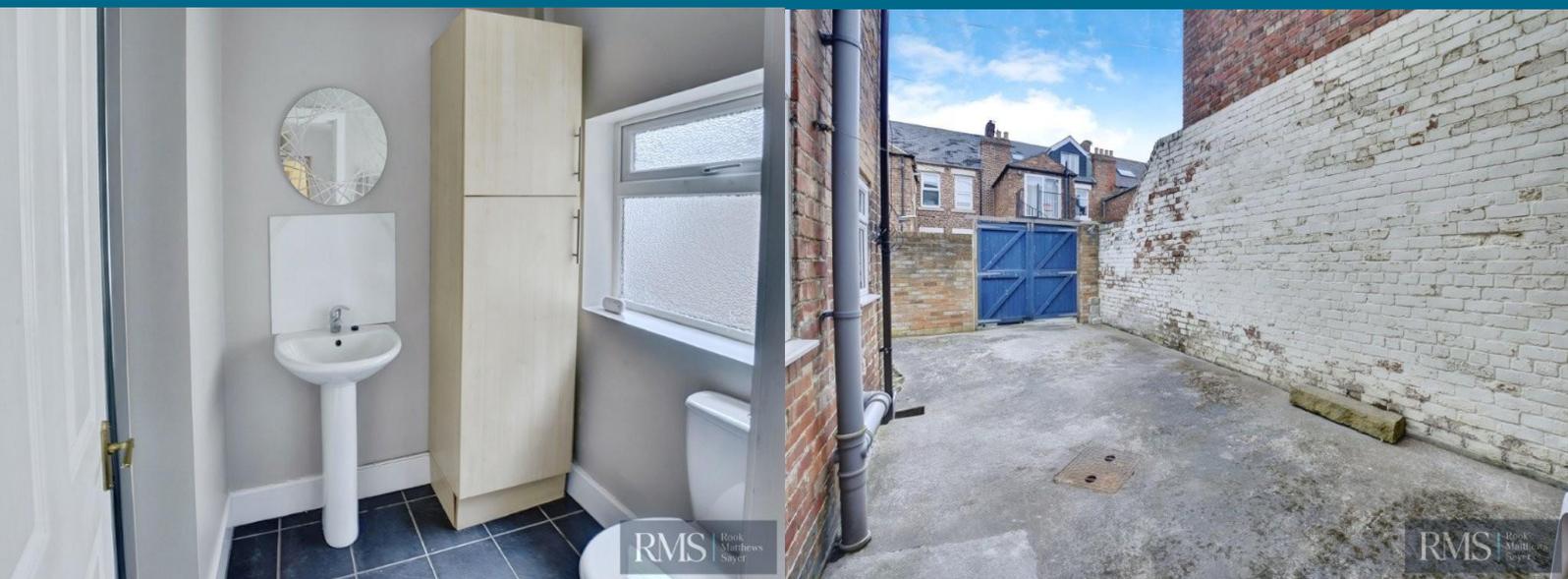
Ground Rent: Peppercorn

Service Charge: N/A

COUNCIL TAX BAND: B

EPC RATING: C

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68 Glenthorn Road, Newcastle upon Tyne, NE2 3HN



Floor Plan
Floor area 81.4 sq.m. (876 sq.ft.)

Total floor area: 81.4 sq.m. (876 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		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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.



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