



RMS | Rook
Matthews
Sayer

Blythswood | Jesmond | Postcode

Offers over £230,000

This two-bedroom well-presented apartment is for sale in the popular Blythswood North, Osborne Road area of Jesmond.

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x2



x1



x2

Two Bed Top Floor Apartment

**Leasehold 999 years from 1
January 1975**

Allocated Parking Space

Well Presented

Lift Access

Council Tax Band D / EPC Rating C

No Upper Chain

Service Charges £210 per month

For any more information regarding the property please contact us today

ENTRANCE HALL: Communal entrance, stairs & lift access, entrance door, underfloor heating, built in cupboards, housing hot water cylinder.

LOUNGE: 20'4 x 11'5, (6.20m x 3.48m), double glazed window to rear, underfloor heating.

KITCHEN: 8'1 x 8'10, (2.46m x 2.70m), base cupboards, work surfaces, 1 ½ bowl sink unit, underfloor heating, built in electric oven and hob, double glazed internal window to rear.

BEDROOM ONE: 9'2 x 16'11, (2.78m x 5.15m), double glazed window to rear, underfloor heating, built in wardrobe.

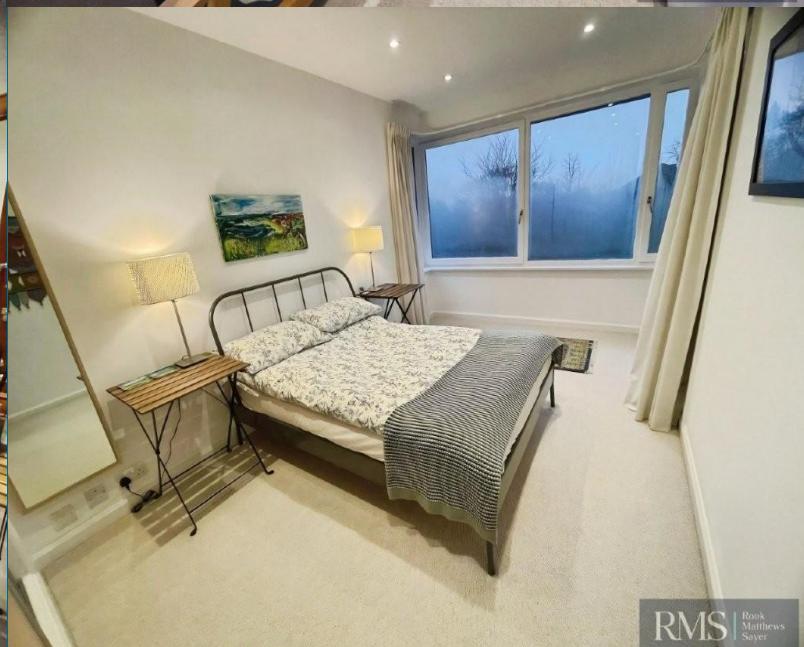
BEDROOM TWO: 7'2 x 13'1, (2.19m x 3.98m), double glazed internal window to rear into sun room, underfloor heating.

BATHROOM/W.C: 7'3 x 5'3, (2.20m x 1.59m), white 3 piece suite comprising of a paneled bath, mains shower over pedestal wash hand basin, low level w.c, tiled walls, heated towel rail, underfloor heating, and extractor fan.

SHOWER W.C: 5'1 x 4'7, (1.55m x 1.45m), low level w.c, pedestal wash hand basin, corner shower, extractor fan, electric shower, tiled walls, underfloor heating.

SUN ROOM: 7'9 x 6'1, (2.35m x 1.84m), double glazed windows to rear, double glazed door to each side, access to lounge and bedroom one.

PARKING SPACE: Allocated parking space on lower ground level.



T: 0191 281 6700
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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: Fibre

Mobile Signal Coverage Blackspot: No – some variable

Parking: Allocated parking space on lower ground level.

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 1 January 1975

Ground Rent: N/A

Service Charge: £210 per month

COUNCIL TAX BAND: D

EPC RATING: C

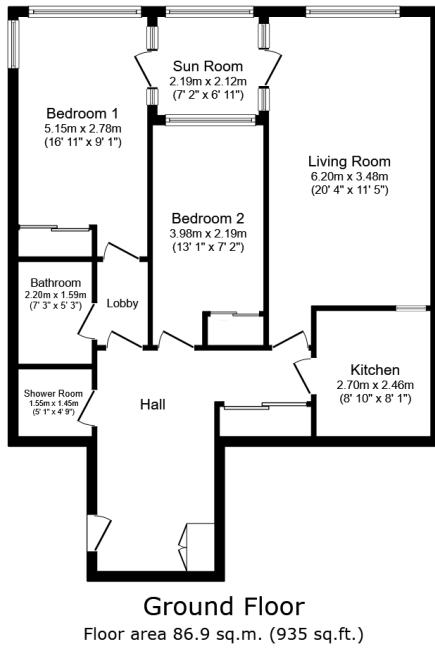
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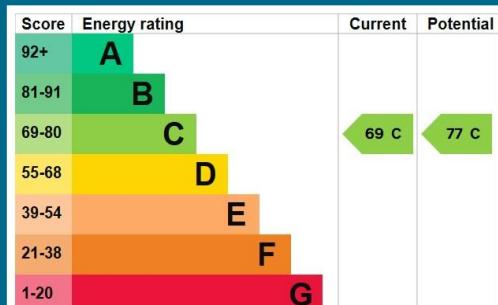
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Total floor area: 86.9 sq.m. (935 sq.ft.)

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



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.

