



Russell Court | Adderstone Crescent, Jesmond | NE2 2HH

£115,000

A well-presented apartment positioned on the first floor of this purpose built retirement development, which is serviced by a lift and situated in the heart of Jesmond. Accessed via secure communal entrance, Russell Court, Adderstone Crescent, Jesmond, is tucked behind St Georges Church, within Jesmond Dene Conservation Area, Adderstone Crescent is arguably one of Newcastle's most prestigious residential addresses and perfectly placed to give access to all Jesmond has to offer.

RMS | Rook
Matthews
Sayer



x1



x1



x1

First Floor One Bedroom Apartment

EPC Rating E

Over 55's

Council Tax Band B

No Upper Chain

**Leasehold 125 years (less 10 days) from
2 August 1985**

Well Presented & Newly Decorated

Service Charges £287 per month

For any more information regarding the property please contact us today



T: 0191 281 6700

jesmond@rmsestateagents.co.uk

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COMMUNAL ENTRANCE – with security entry phone system and lift and stairs to all floors

ENTRANCE HALL – security entry system, two built in cupboards, one housing washing machine

LOUNGE – 14'10 x 11'2 (4.52m x 3.40m) Double glazed window to front, period style fireplace, marble inset and hearth, electric fire, television point, coving to ceiling, ceiling rose, two electric radiators

KITCHEN – 11'2 x 5'11 (3.40m x 1.80m) Fitted with a range of wall and base units, single drainer sink unit, integrated fridge freezer, slim line dishwasher, built in electric oven, built in electric induction hob, extractor hood, part tiled walls

BEDROOM ONE – 12'9 x 8'8 (3.89m x 2.64m) Double glazed window to rear, built in wardrobes with mirror front doors, electric wall heater

BATHROOM / WC – White 3 piece suite comprising, bath with electric shower over, wash hand basin, set in vanity unit, low level WC with concealed cistern in vanity unit, heated towel rail, extractor fan

FRONT GARDEN – Resident and visitors parking, flower, tree and shrub borders

REAR GARDEN – Laid mainly to lawn with flower, tree and shrub borders, resident and visitors parking

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: Fibre Available

Mobile Signal Coverage Blackspot: No

Parking: Communal Car Park – First Come First Served & On Street Permit

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 10 days) from 2 August 1985

Ground Rent: N/A

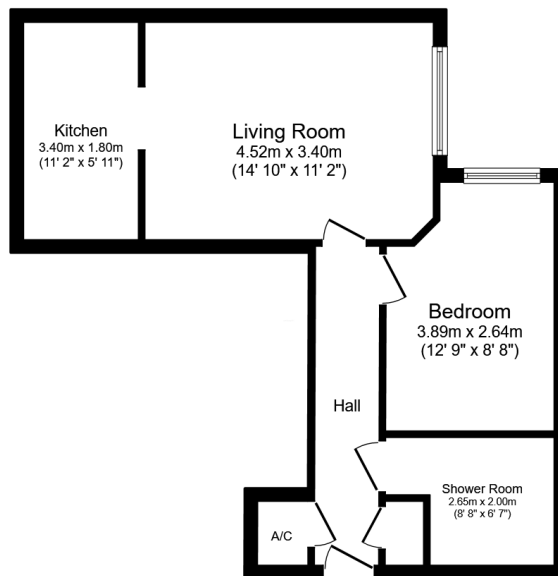
Service Charge: £287 per month

COUNCIL TAX BAND: B

EPC RATING: E

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Flat 22, Russell Court, NE2 2HH



Floor Plan

Floor area 43.5 sq.m. (468 sq.ft.)

Total floor area: 43.5 sq.m. (468 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		82 B
69-80	C		
55-68	D		
39-54	E	52 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.

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