



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](mailto: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

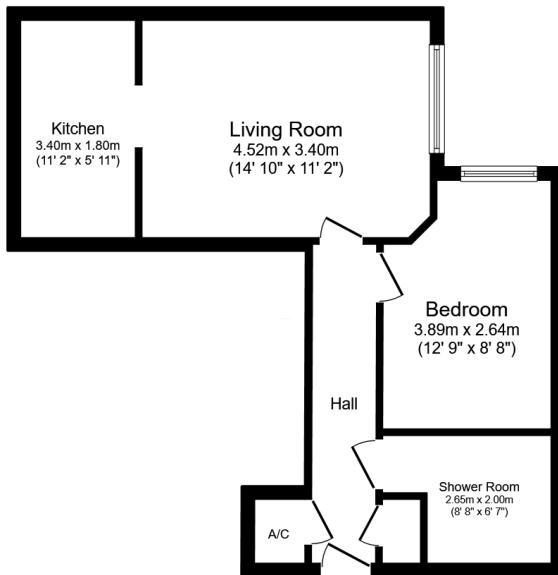
#### **COUNCIL TAX BAND: B**

**EPC RATING: E**

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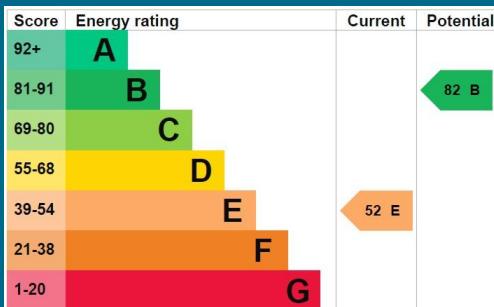


Floor Plan

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](http://www.Propertybox.io)



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**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.

