



Shortridge Terrace | Jesmond | NE2 2JE

£375,000

Investment opportunity! Four bedroom maisonette situated on Shortridge Terrace, Jesmond. Briefly comprising of lounge, kitchen, four bedrooms and two bathrooms. The property is warmed by gas central heating and there is a yard to the rear.

Rented until summer 2026 with new tenants lined up for the next academic year at an agreed rental price of £27,360 per annum

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x4



x1



x2

Four Bedroom Maisonette

Investment Opportunity

Two Bathrooms

**Leasehold – 999 years from
9 August 1996**

**New Tenants Lined Up For 26/27
at £27,360 per annum**

EPC Rating D

Peppercorn Ground Rent

Council Tax Band B

For any more information regarding the property please contact us today

WC: 4'1 x 4'4, (1.26m x 1.35m), low level WC.

LOUNGE: 12'5 x 13'11, (3.77m x 4.24m), double glazed window to rear, with alcoves and a double radiator.

KITCHEN: 13'2 x 9'7, (4m longest point x 2.92m longest point), fitted with a range of wall and base cupboards, work surfaces, built in electric oven, built in gas hob, part tiled walls, single radiator and 2 double glazed windows to side.

BEDROOM ONE: 11'11 x 12'10, (3.64m into bay x 3.90m into coves), double glazed bay window to front, with alcoves and a double radiator.

EN-SUITE BATHROOM: (off bedroom four): 7'9 x 6'8, (2.36m x 2.02m), white 3 piece suite comprising of a paneled bath and tap fed shower over pedestal wash hand basin, with a low level WC, extractor fan and single radiator.

BEDROOM TWO: 11'0 x 7'2, (3.34m x 2.19m), double glazed window to front, with a single radiator.

BEDROOM THREE: 10'1 x 12'4, (3.06m x 3.75m), double glazed window to rear, with a double radiator.

BEDROOM FOUR: 16'11 x 15'10, (5.16m into recess x 4.82m), Velux windows to front and rear, with a single radiator.

BATHROOM: 9'0 x 4'0, (2.75m x 1.21m), white 2 piece suite comprising of a paneled bath with mains shower over pedestal wash hand basin and an extractor fan.

REAR YARD.

T: 0191 281 6700

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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 9 August 1996

Ground Rent: Peppercorn

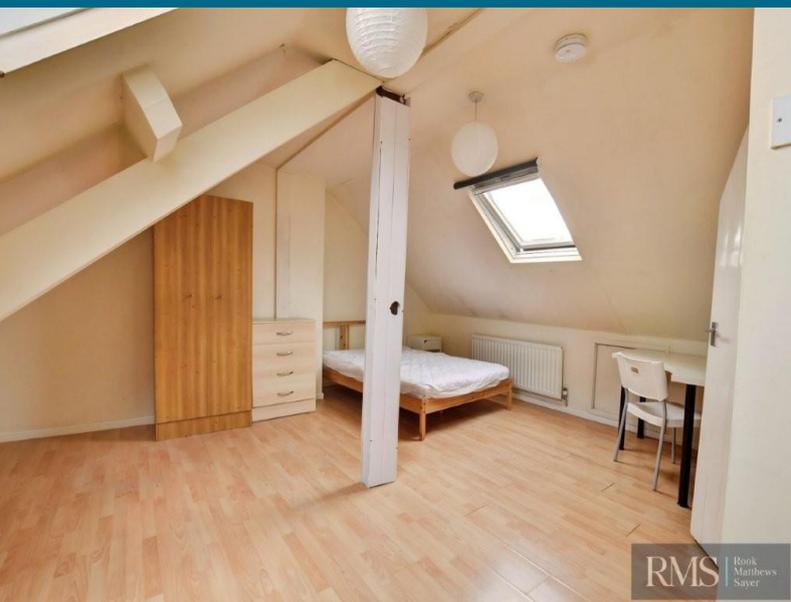
Service Charge: N/A

Any Other Charges/Obligations: N/A

COUNCIL TAX BAND: B

EPC RATING: D

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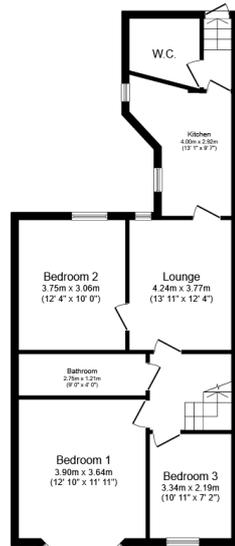


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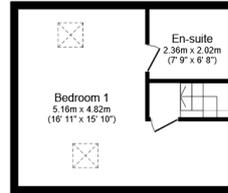
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25 Shortridge Terrace, NE2 2JE



Ground Floor
Floor area 71.1 sq.m. (765 sq.ft.)



First Floor
Floor area 31.0 sq.m. (334 sq.ft.)

Total floor area: 102.1 sq.m. (1,099 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		72 C
55-68	D	56 D	
39-54	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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