



RMS | Rook
Matthews
Sayer

Blythswood, North | Jesmond | NE2 2AZ

£220,000

This well presented 2-bedroom apartment is available to buy in the popular Blythswood North development in Jesmond, offering a practical base with excellent access to local amenities and public transport.

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**Two Bedroom Ground Floor
Apartment**

EPC Rating E

Allocated Parking Space

Service Charges £180 per month

No Upper Chain

Council Tax Band D

**Ensuite WC plus Separate
Bathroom WC**

**Leasehold 999 years from 1
January 1975**

For any more information regarding the property please contact us today

STORAGE CUPBOARD:

Communal hallway of the building; in the opposite side of the flat entrance door.

ENTRANCE HALL:

Built in cupboard housing hot water cylinder, with an electric heater.

LOUNGE: 22'6 into recess x 11'6 (6.86m into recess x 3.50m)

Double glazed windows to front and side, with a double glazed patio door to internal balcony, and two electric heaters.

KITCHEN: 8'1 x 8'10 (2.46m x 2.69m)

Fitted with a range of wall and base cupboards, work surfaces, and single drainer sink unit, with a built in electric oven and hob, double glazed window to front and internal window.

BEDROOM ONE: 16'11 into recess x 9'2 (5.16m into recess x 2.78m)

Double glazed windows to side and rear, with fitted wardrobes and an electric heater.

ENSUITE BATHROOM (off bedroom one): 7'4 x 5'2 (2.23m x 1.56m)

White 3 piece suite comprising of a paneled bath, tap fed shower over pedestal wash hand basin, low level WC, tiled walls, tiled floor, with a towel rail, electric heater and extractor fan.

BEDROOM TWO: 15'8 into recess x 7'2 (4.78m into recess x 2.19m)

Double glazed window to side internal to balcony, with an electric heater.

SHOWER ROOM/WC: 5'0 x 4'8 (1.53m x 1.47m)

White 3 piece suite comprising of a wash hand basin, step in shower cubicle with an electric shower, low level WC, tiled walls, tiled floor, towel rail and extractor fan.

PARKING SPACE

Allocated parking space on lower ground level.

INTERNAL BALCONY: 7'8 x 6'0 (2.32m x 1.82m)

Double glazed internal window to side, with two double glazed patio doors and a power point.

T: 0191 281 6700

jesmond@rmsestateagents.co.uk

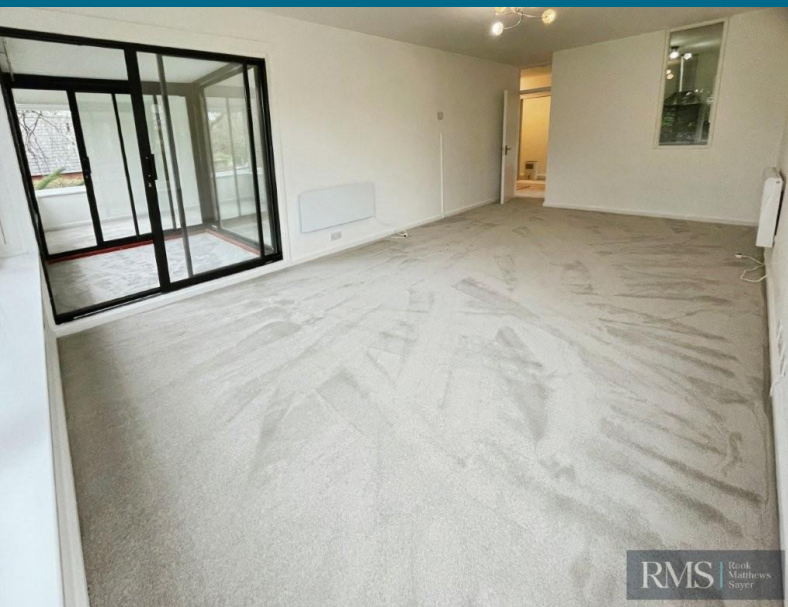
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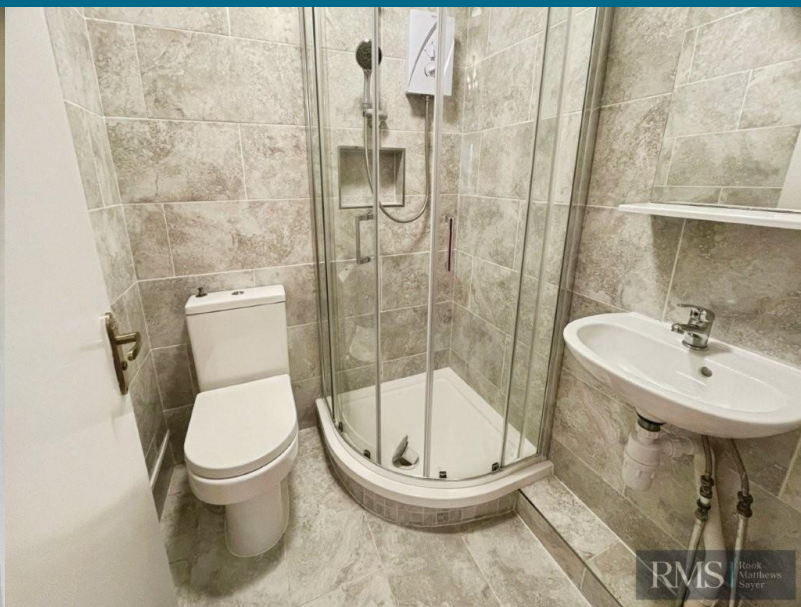
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PRIMARY SERVICES SUPPLY

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

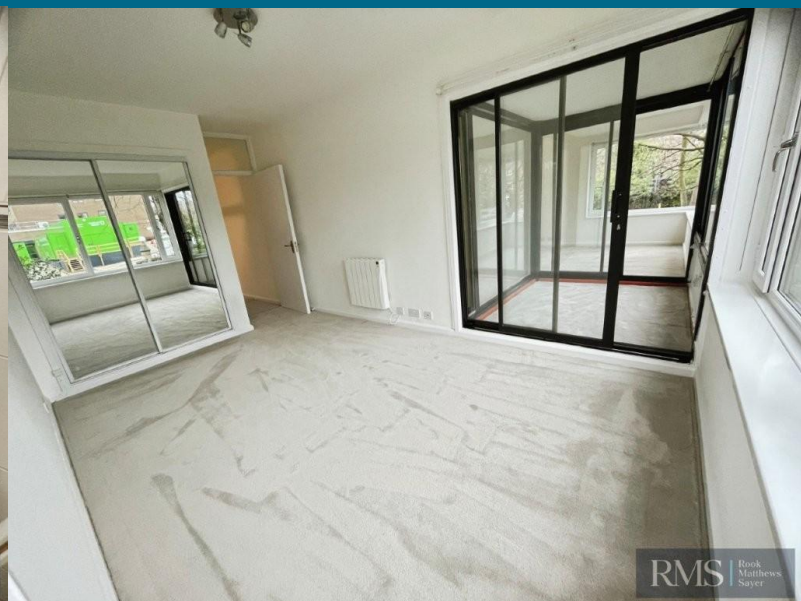
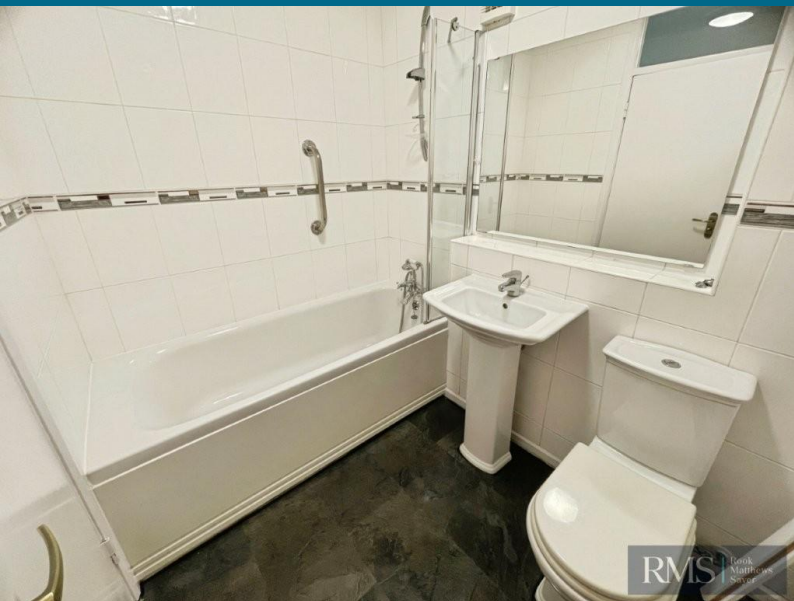
Ground Rent: N/A

Service Charge: £180 per month

COUNCIL TAX BAND: D

EPC RATING: E

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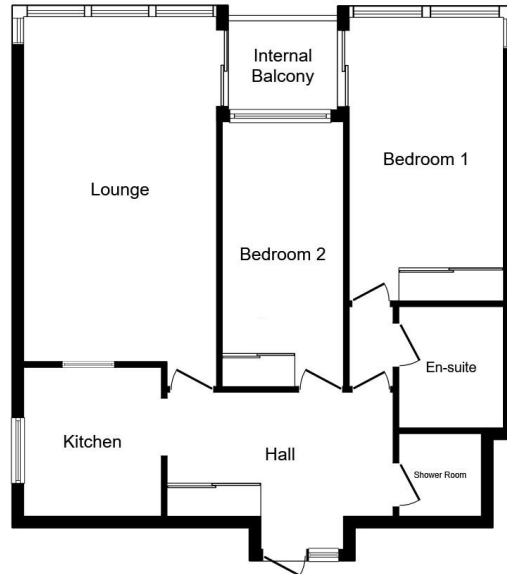


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5 Blythwood, 10 Osborne Road, NE2 2AZ



Floor Plan

Floor area 74.4 sq.m. (801 sq.ft.)

Total floor area: 74.4 sq.m. (801 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		
55-68	D		66 D
39-54	E	43 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



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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