



Glenthorn Road | Jesmond | NE2

**£290,000**

This purpose built five-bedroom maisonette is located with easy access to West Jesmond metro station, close to shops and cafes on Acorn Road, library and swimming baths on St George's Terrace. There is the added attraction of restaurants, cafes and bars on Osborne Road, and easy road access into the city centre.

**RMS** | Rook  
Matthews  
Sayer



**Purpose Built 5 Bedroom Maisonette**

**EPC Rating F**

**Requires Updating**

**South Facing Private Rear Yard**

**Double Glazed Windows**

**Council Tax Band C**

**No Upper Chain**

**999 Year Peppercorn Lease from  
5<sup>th</sup> August 1988**

For any more information regarding the property please contact us today

**ENTRANCE HALL:**

Entrance door, and staircase to first floor.

**FIRST FLOOR**

**LOUNGE: 12'0 x 11'6 (3.66m x 3.51m)**

Double glazed window to the rear, with a fitted gas fire, and cupboard housing hot water tank.

**KITCHEN: 9'10 x 9'9 (2.99m x 2.97m)**

Fitted with a range of base units, single drainer sink unit, and gas cookier point.

**INNER HALL:**

Door to bathroom/WC.

**BATHROOM/WC:**

Three-piece suite comprising of a pedestal wash hand basin, low level WC, panelled bath, and a double-glazed frosted window to the rear.

**BEDROOM ONE: 16'7 x 13'6 (5.05m x 4.12m)**

Double glazed bay window to the front, two alcoves, marble fire surround with gas faire, coving to ceiling, picture rail, and ceiling rose.

**BEDROOM TWO: 14'8 x 7'6 (4.47m x 2.29m)**

Double glazed window to the rear, and a cast iron fire surround.

**BEDROOM THREE: 8'2 x 8'0 (2.48m x 2.44m)**

Double glazed window to the front.

**SECOND FLOOR**

**BEDROOM FOUR: 16'10 x 13'4 (5.13m x 4.06m)**

Double glazed bay window to the front, walk in cupboard, and a cast iron fireplace.

**BEDROOM FIVE: 21'9 x 10'11 (6.63m x 3.33m)**

Skylight window to the rear, and a cast iron fire surround.

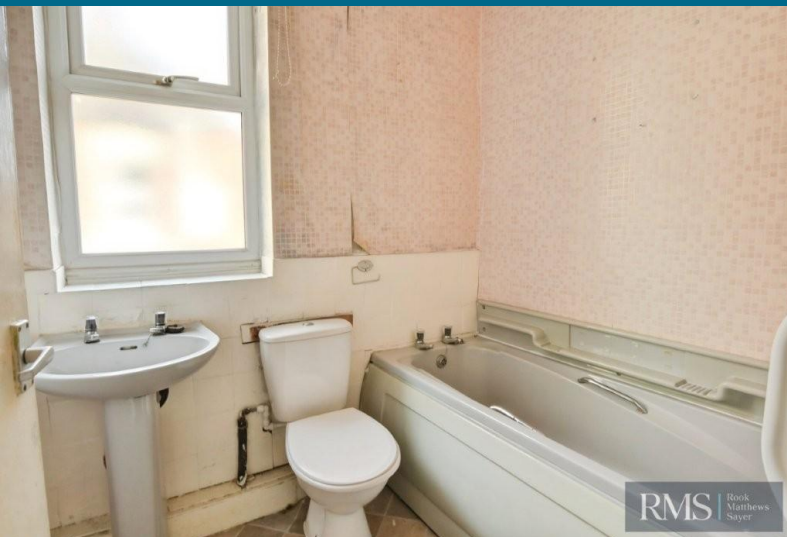
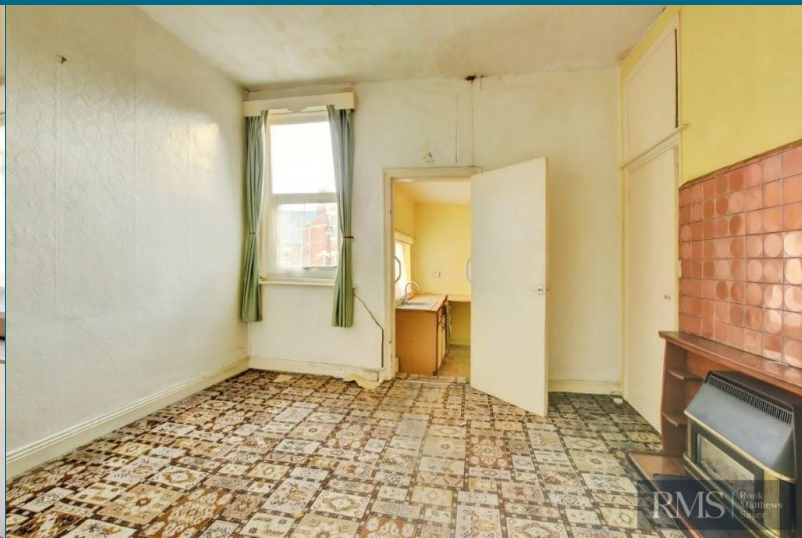
**EXTERNALLY:**

There is a south facing yard to the rear.

**T: 0191 281 6700**

[jesmond@rmsestateagents.co.uk](mailto:jesmond@rmsestateagents.co.uk)

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## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: None currently

Broadband: None currently installed

Mobile Signal Coverage Blackspot: No

Parking: 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: 999 years from 5 August 1988

Ground Rent: Peppercorn

Service Charge: N/A

## COUNCIL TAX BAND: C

## EPC RATING: F

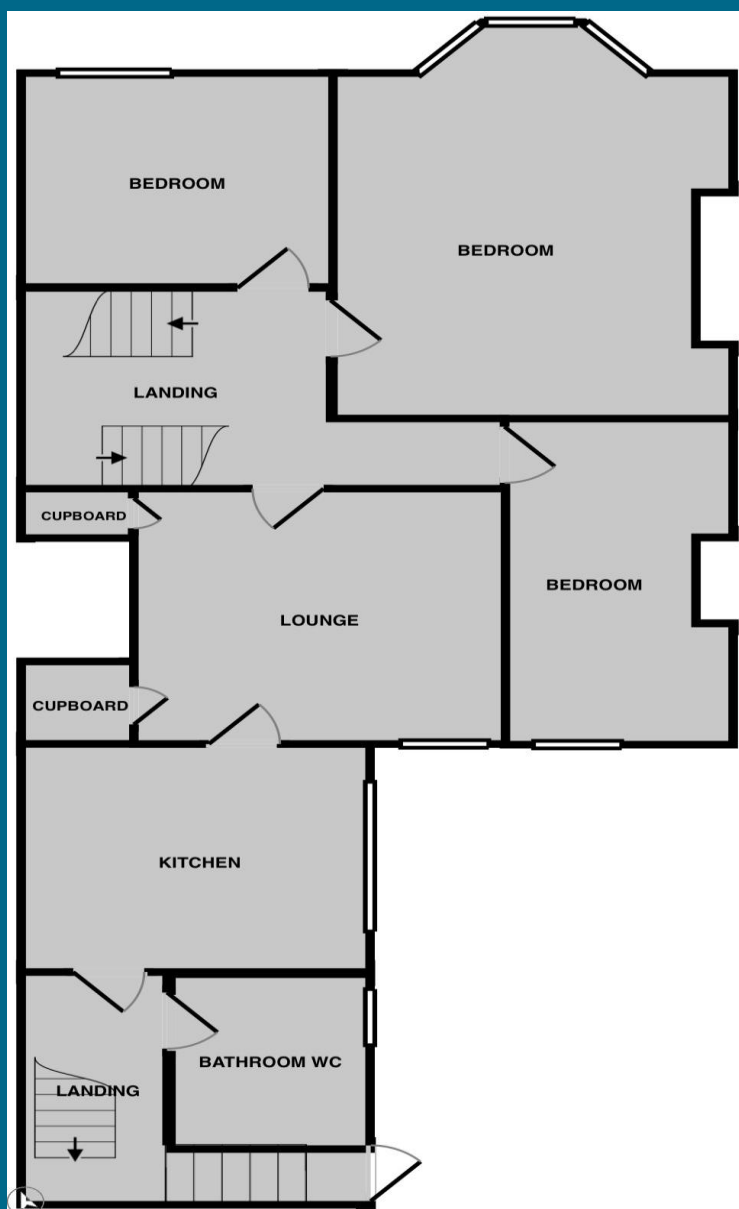
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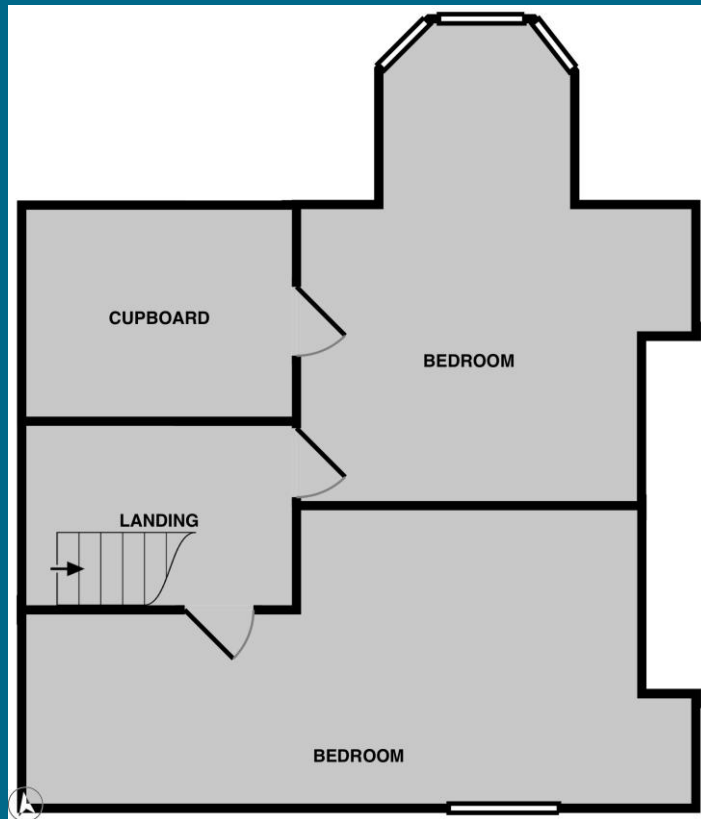
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		

**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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