



Glenthorn Road | Jesmond | NE2

**£495,000**

Buy to let investment opportunity situated within this prime location in West Jesmond and close to local amenities, shops, cafes, bars and restaurants. Transport links include the nearby West Jesmond Metro Station.

**RMS** | Rook  
Matthews  
Sayer



x5



x1



x2

**5 Bedroom Maisonette**

**Leasehold - 999 years from 17  
February 1999**

**Shower Room WC**

**Council Tax Band C**

**Bathroom WC**

**EPC Rating D**

**Tenants from August 2026 to pay £2,950pcm**

**Recent New Roof**

**7.1% Gross Yield**

**Peppercorn Ground Rent**

**For any more information regarding the property please contact us today**

**LOUNGE: 15'8 x 12'4 (4.78m x 3.76m)**

Single glazed window to the front, with two built in cupboards and a double radiator.

**KITCHEN: 18'10 x 8'1 (5.75m x 2.46m)**

Fitted with a range of wall and base cupboards, work surfaces and double drainer sink unit. With tiled floor, a combination boiler, double radiator three single glazed windows to the side, and a door to the rear.

**FIRST FLOOR LANDING AREA:**

With doors to bedroom one, bedroom two, lounge, shower room/WC and staircase to second floor.

**BEDROOM ONE (first floor): 14'3 x 12'4 (4.34m x 3.76m)**

Single glazed bay window to the front, with alcoves and a double radiator.

**SHOWER ROOM/WC (first floor):**

White 3-piece suite comprising of a pedestal wash hand basin, step in shower cubicle with step in shower, and low-level WC. Single glazed frosted window to the front, and a single radiator.

**BEDROOM TWO (first floor): 12'0 x 9'4 (3.66m x 2.84m)**

Double glazed window to the rear, and a double radiator.

**BEDROOM THREE (second floor): 12'4 x 9'9 (3.75m x 2.97m)**

Velux window to the rear, and a double radiator.

**BEDROOM FOUR (second floor): 12'4 x 10'6 (3.75m x 3.20m)**

Dormer window to the front, and a double radiator.

**BEDROOM FIVE (second floor): 10'7 x 6'8 (3.23m x 2.03m)**

Velux window to the front, and a double radiator.

**BATHROOM/WC (second floor):**

White 3-piece suite comprising of a paneled bath, pedestal wash hand basin, and low-level WC. With part tiled walls, an extractor fan, and a Velux window to the rear.

**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 17 February 1999

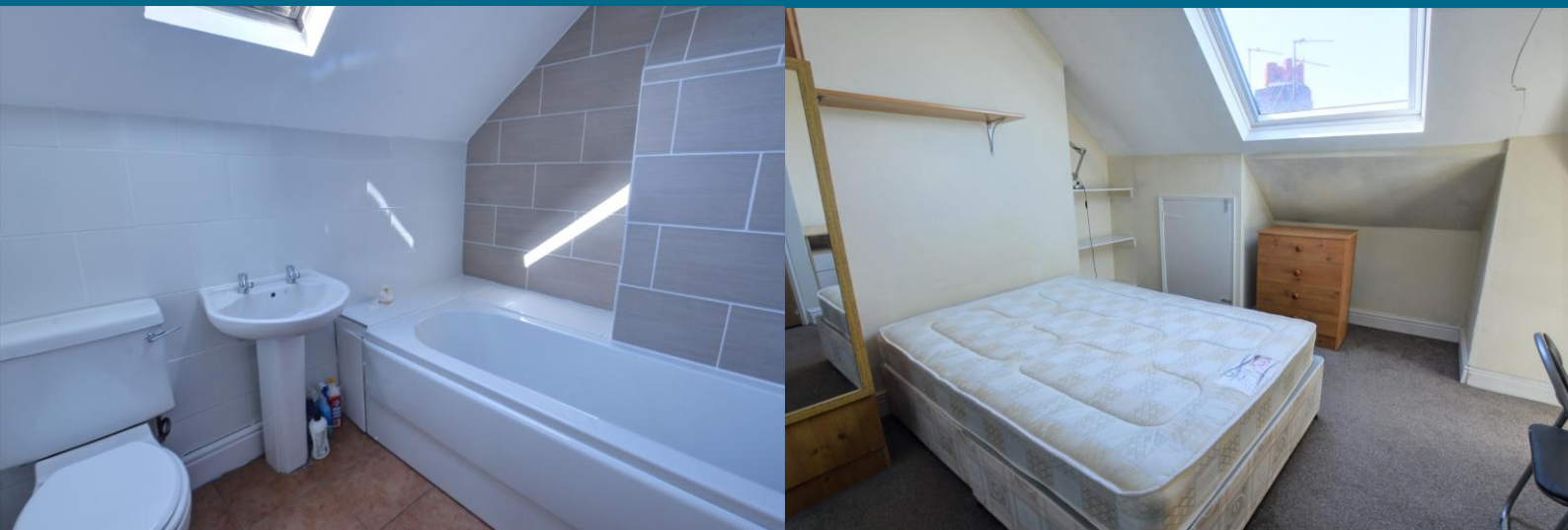
Ground Rent: Peppercorn

Service Charge: N/A

## COUNCIL TAX BAND: C

## EPC RATING: D

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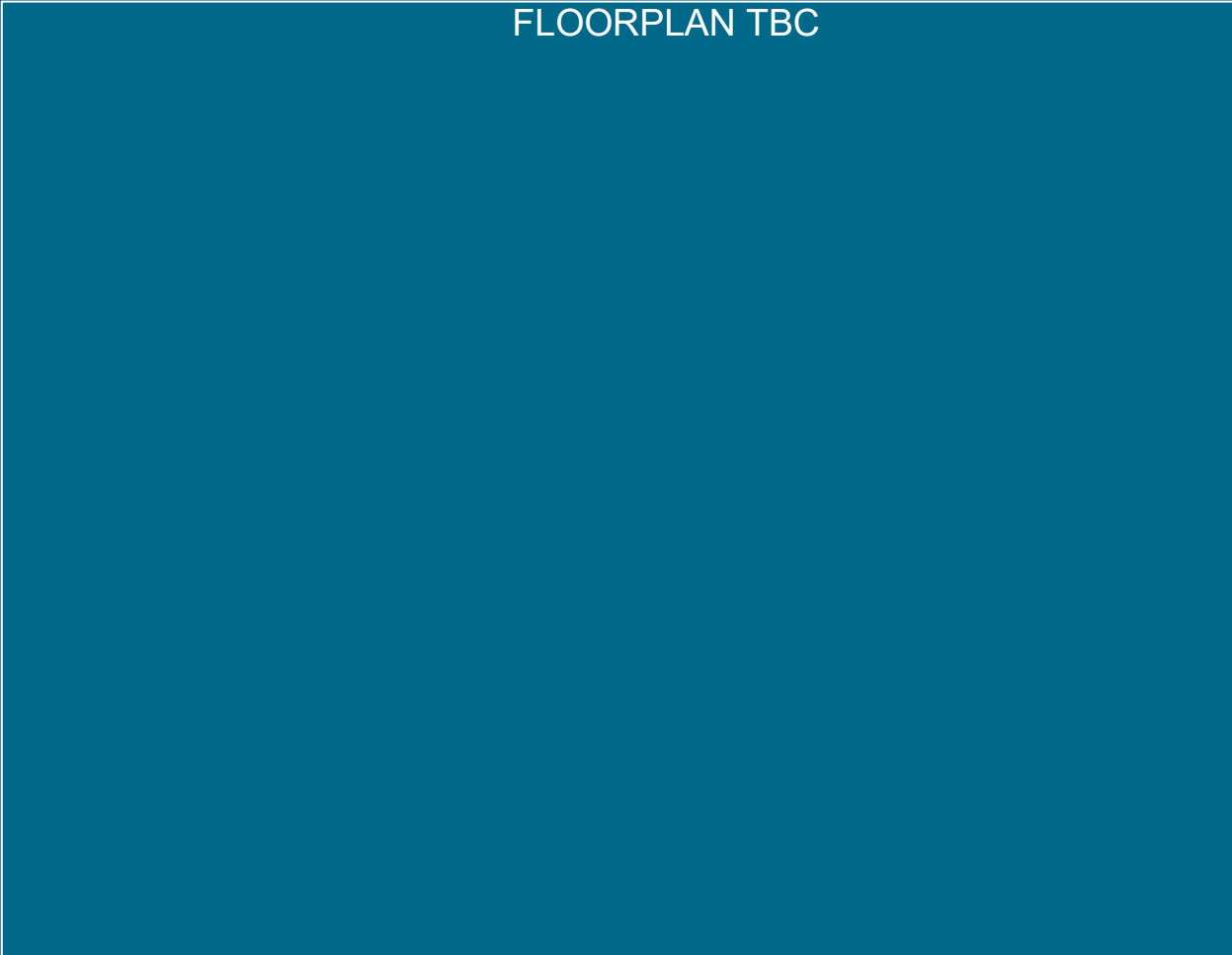
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		



**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



**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.