



St George's Terrace | Jesmond | NE2

£135,000

Presenting a well-maintained duplex property, situated in a highly sought-after location of St George' Terrace, Jesmond.

The property boasts a single reception room, providing a welcoming and warm environment for relaxation or entertaining guests. This leads into the open-plan kitchen, a delightful space, fitted with a contemporary breakfast bar, ideal for casual dining.

RMS | Rook
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x1



x1



x1

**Well Maintained Apartment Split Over
Ground & First Floor of Converted Mid
Terrace**

Open Plan Lounge/Kitchen

Part Double Glazing

EPC Rating E

Council Tax Band A

**Sought After Location Close to
Shops & Local Amenities**

**Leasehold – 125 years from 12 March
1993 (92 years remaining)**

**Service Charge £210 per month
Ground Rent £10 per month**

For any more information regarding the property please contact us today

ENTRANCE HALL – 11'7 x 6'4 narrowing to 3'05 (3.52m x 1.93m narrowing to 0.93m)

Entrance door, staircase to first floor, built in cupboard, wood effect flooring, and electric radiator.

LOUNGE/KITCHEN – 21'6 x 11'1 (6.55m x 3.49m) – OVERALL (First Floor)

Two windows to the side and one to the front, wood effect flooring, radiator and electric wall heater.

Kitchen is fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in electric hob, extractor hood, space for auto washer, built in cupboard housing hot water tank.

BEDROOM – 10'5x 11'4 (3.17m x 3.46m) (Ground Floor)

Double glazed window to the rear, electric radiator.

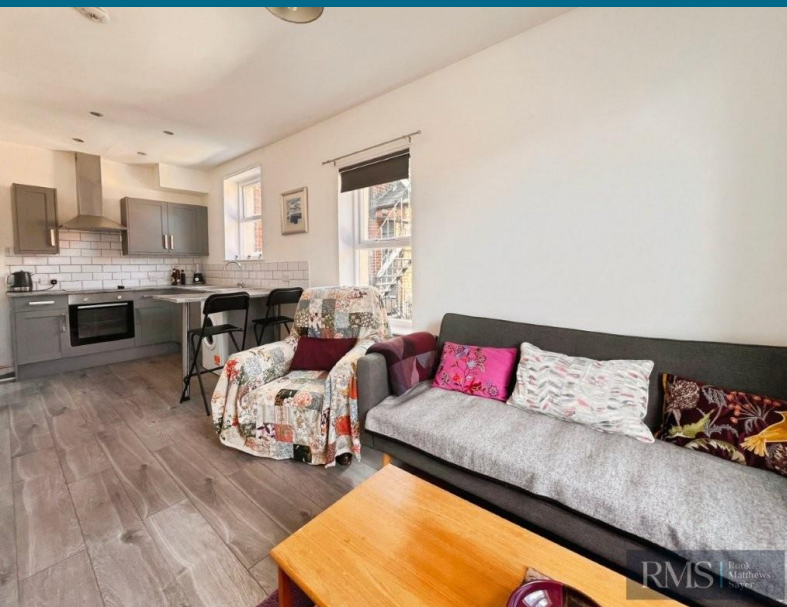
BATHROOM/WC (Ground Floor)

White 3-piece suite comprising; panelled bath with electric shower over, pedestal wash hand basin, low level WC, part tiled walls, heated towel rail, extractor fan, electric wall heater, two double glazed frosted windows to the rear.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric Heating

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Residents Parking – First Come First Served

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 from 12 March 1993 (92 years remaining)

Ground Rent: £10 per month

Service Charge: £210 per month

COUNCIL TAX BAND: A

EPC RATING: E

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	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.



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