



St George's Terrace | Jesmond | NE2

**£135,000**

This neutrally decorated one-bedroom duplex flat is for sale in a sought after location in Jesmond, offering a practical layout over two levels with one reception room, one kitchen, one bathroom and a bedroom.

**RMS** | Rook  
Matthews  
Sayer



**One Bedroom Duplex Apartment**

**Service Charges £250 per year**

**Close to Jesmond Amenities**

**Ground Rent £10 per year**

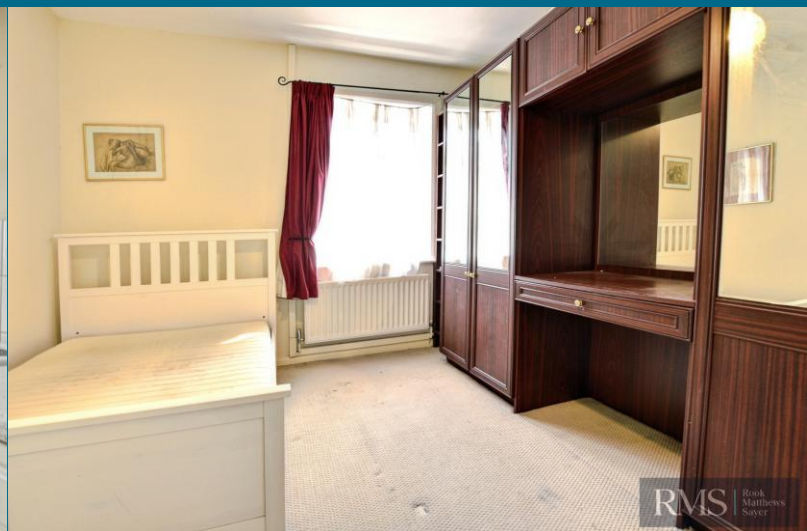
**EPC Rating D**

**Ideal for First Time Buyers or Investors**

**Council Tax Band A**

**Leasehold - 125 years from 23 May 1989**

For any more information regarding the property please contact us today



**T: 0191 281 6700**

**jesmond@rmsestateagents.co.uk**

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## GROUND FLOOR

### **ENTRANCE HALL:**

The hall has an entrance door, stairs to the first floor, a double radiator, laminate flooring, and doors to the bedroom and bathroom/WC.

### **BEDROOM: 11'5 x 9'4 (3.47m x 2.83m)**

The bedroom has a double-glazed window to the rear, with a double radiator and under stairs cupboard.

### **BATHROOM/WC:**

The bathroom has a white three-piece suite comprising of a paneled bath with electric shower over pedestal wash hand basin, and a low-level WC. There is a shaver point, extractor fan, single radiator and a double-glazed frosted window to the side.

## FIRST FLOOR

### **LOUNGE: 13'10 x 11'5 (4.22m x 3.46m)**

The lounge has a double-glazed window to the rear, a single radiator.

### **KITCHEN: 7'1 x 11'4 (2.15m x 3.44m)**

The kitchen has a range of wall and base units, part tiled walls, 1 ½ sink unit, space for the inclusion of an automatic washing machine, a breakfast bar, and a wall mounted boiler.

### **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: 125 years from 23 May 1989

Ground Rent: £10 per year

Service Charge: £250 per year

**COUNCIL TAX BAND: A**

**EPC RATING: D**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 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.