



Grosvenor Road Jesmond

- One bed top floor flat
- No Upper Chain
- Close to Local Amenities
- Off Street Parking
- EPC C/ Council tax band B

£ 149,950



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ROOK
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Grosvenor Road

Jesmond

A beautiful top floor flat situated in an end of terrace house, within central Jesmond and available with no upper chain. The property is located within close proximity to local amenities, bars and restaurants. The accommodation briefly comprises; lounge/dining room, kitchen, bedroom and bathroom/WC. Externally, the property benefits from off street parking facilities and gas central heating.

LOUNGE/DINING ROOM– 18'4 x 15'11 (5.59m x 4.86m)

This room has laminate flooring, three velux windows, staircase leading from the hallway and two radiators.

KITCHEN – 11'1 x 7'0 (3.38m x 2.21m)

The kitchen is fitted with a range of base units, built in electric oven, built in gas hob, tiled floor and a cupboard housing plumbing for the inclusion of an automatic washing machine.

BEDROOM – 7'11 x 12'1 (2.42m x 3.39m)

The bedroom has a double glazed window to the front, built in wardrobes and a radiator.

BATHROOM/W.C

The bathroom has a white three piece suite comprising; panelled bath with mains fed shower over, pedestal wash hand basin and a low level w.c with concealed cistern. There are part tiled walls, tiled floor, radiator and a double glazed frosted window to the rear.

EXTERNAL

There is a residents parking bay to the front of the property.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL HEATING

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: ALLOCATED PARKING SPACE

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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 26th June 1996

COUNCIL TAX BAND: B

EPC RATING: C 999 years from June 1996



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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