



Rosebery Place | Jesmond | NE2 1ES

Offers Over £90,000

We are delighted to offer for sale a beautifully presented two-bedroom first floor flat, exclusively available for individuals over the age of 55. Situated in a highly sought-after location, this property benefits from excellent public transport links and close proximity to scenic green spaces and charming historical features.

ROOK
MATTHEWS
SAYER



FIRST FLOOR FLAT

COUNCIL TAX BAND B

70% SHARED OWNERSHIP

EPC RATING C

55'S AND OVER

EXCELLENT PUBLIC TRANSPORT

**NEW LEASE OF 60 YEARS
UPON COMPLETION**

TWO DOUBLE BEDROOMS

For any more information regarding the property please contact us today

ENTRANCE VESTIBULE:

Part glazed entrance door.

ENTRANCE HALLWAY:

Double glazed window to the front, staircase to first floor, built in cupboard, double radiator.

LOUNGE: 10'10 (3.31m) x 17'2 (5.23m)

Double glazed window to the rear, period style fire surround, tiled inset & hearth, electric fire, television point, coving to ceiling, double radiator, double doors to kitchen.

KITCHEN: 7'3 (2.22m) x 10'2 (3.11m)

Fitted with a range of wall & base units, single drainer sink unit, built in electric oven, built in gas hob, extractor hood, space for fridge freezer, space for auto washer, part tiled walls, double glazed window to the rear.

BATHROOM/WC: White 3 piece suite comprising; panelled bath, wash hand basin set in vanity unit, low level w.c with concealed cistern, part tiled walls, radiator, double glazed frosted window to the front.

BEDROOM ONE: 10'8 (3.26m) x 13'1 (3.99m)

Double glazed window to the rear with secondary unit, walk in wardrobe/cupboard, radiator.

BEDROOM TWO: 9'0 (2.74m) x 13'6 (4.11m) max

Double glazed window to the rear with secondary unit, radiator.



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: Communal 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.

A new lease of 60 years will be granted on completion.

Shared Ownership. It is understood that this property is Shared Ownership. 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.

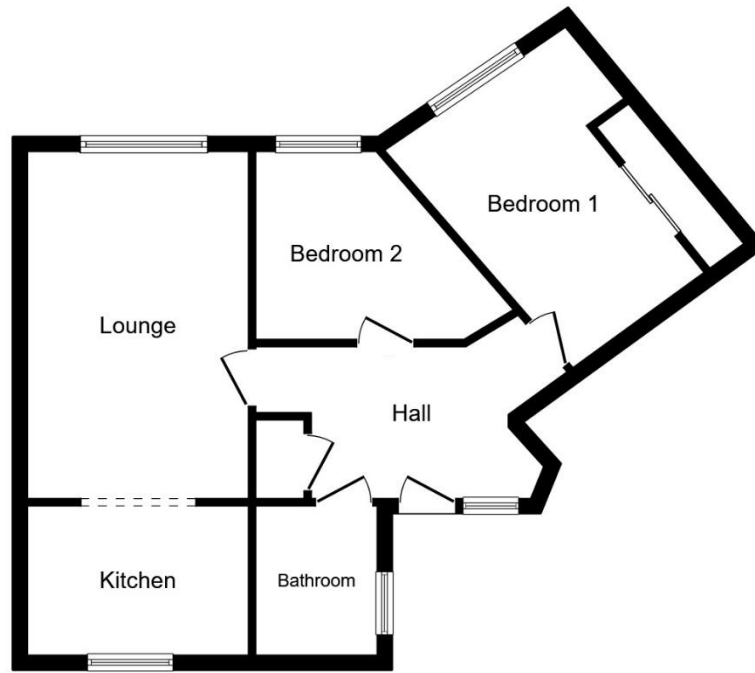
Share For Sale: 70%

The current annual charges payable from 1st April 2026-2027 are £1694.76 (including service charges and insurance)

COUNCIL TAX BAND: B

EPC RATING: C

JR00004595.MJ.MB.19.11.25.V.2



Floor Plan

19 Rosebery Place

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Version 1

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

T: 0191 281 6700

Jesmond@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER