



St Georges Terrace, Jesmond, NE2 2DL

£265,000

Boasting over 1500 square foot this very spacious first floor conversion flat situated on the sought-after St. Georges Terrace.

Located in Jesmond and close to local amenities, shops, cafes, bars and restaurants. Transport links include the nearby West Jesmond Metro Station. The apartment briefly includes entrance hallway, generous lounge/dining area, kitchen, two double bedrooms and bathroom/WC.

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 X2  X1  X1

Two bedrooms

Prime location

1st Floor Spacious apartment

No upper chain

Close to amenities

Council Tax Band C

EPC rating C

**Leasehold - 99 years from 23
March 1989 - New lease to be
created for new buyer**

For any more information regarding the property please contact us today



T: 0191 281 6700

jesmond@rmsestateagents.co.uk

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ENTRANCE PORCH (COMMUNAL):

Entrance door, meter cupboard, door to hallway.

ENTRANCE HALLWAY:

Stairs to first floor.

LOUNGE/DINING ROOM: 22'10 (6.71m) into alcoves x 20'9 (6.32m) into bay window)

One single glazed sash window and one single glazed sash bay window to the front, two alcoves, period marble fireplace, double radiator.

KITCHEN: 8'5 (2.55m) longest x 12'1 (3.68m) longest

Wall and base cupboards, work surfaces, double drainer sink unit, part tiled walls, combination boiler, radiator, single glazed period, sash, stained glass window to the side.

BATHROOM/WC: 8'9 (2.66m) x 8'3 (2.50m)

White 4 piece suite comprising; panelled bath, step in shower cubicle with electric shower, low level wc, tiled walls, double radiator, frosted single glazed window to the side.

BEDROOM ONE: 7'9 (2.35m) into wardrobe x 15'11 (4.86m)

Two single glazed sash windows to rear, two built in wardrobes, radiator.

BEDROOM TWO: 13'1 (4.25m) into recess x 12'2 (3.70m)

Double glazed window to rear, period fireplace, wood door to rear, double radiator.

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.

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COUNCIL TAX BAND: C

EPC RATING: C

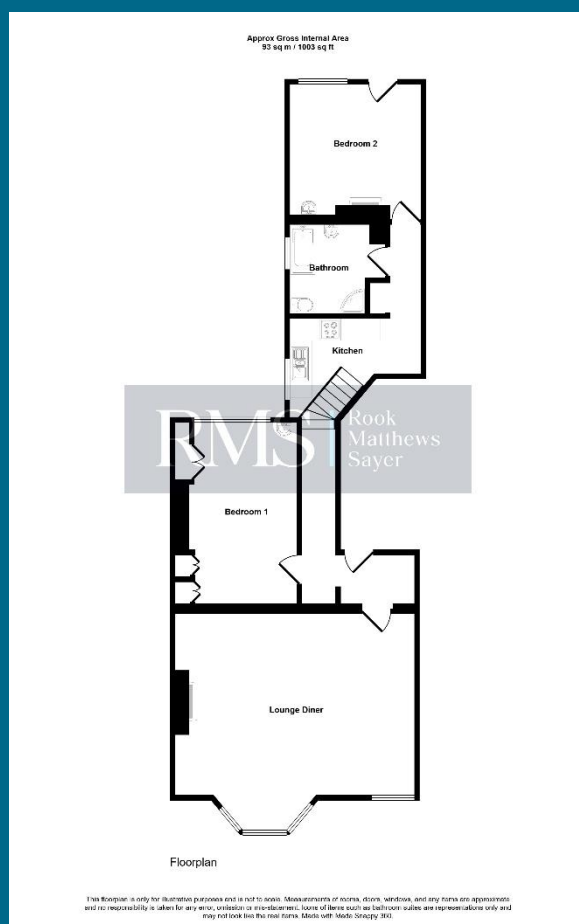
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.

