



Lonsdale Court | West Jesmond | NE2 3HF

Offers over £150,000

For sale: an immaculate two-bedroom flat in the heart of West Jesmond, Newcastle upon Tyne, ideally placed for transport links, restaurants and bars.

Set on the ground floor, the property offers a bright, stylish reception room with wood-effect flooring and a generous window overlooking the garages and trees beyond. There is ample space for both sitting and dining areas, creating a comfortable hub for everyday living and entertaining.

The separate modern kitchen is finished with sleek white units, white worktops and dark splashbacks, as well as integrated cooking facilities, with space for laundry appliances. The bathroom is presented to a high standard with contemporary tiling, a white suite and shower over the bath.

Both double bedrooms are attractively decorated. The main bedroom features a brick-effect wall and fitted storage, while the second bedroom comfortably accommodates a double bed and workspace, making it suitable for guests, sharers or home working.

The flat benefits from a private garage, providing secure parking or useful storage.

RMS | Rook
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Sayer

 X2  X1  X1

Beautiful apartment in Prime West Jesmond location

Close to transport systems (Metro) & local bars/restaurants

Two double bedrooms

EPC rating to be confirmed/ Council Tax band A

Private garage to rear of property

Leasehold - 125 years from and including 25 December 2016

Service charge - £634.94 paid 6 monthly

Ground rent - £165 paid yearly

For any more information regarding the property please contact us today



T: 0191 281 6700

jesmond@rmsestateagents.co.uk

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COMMUNAL ENTRANCE:

Stairs to all floors.

ENTRANCE HALLWAY:

Long hallway with doors to bedrooms, bathroom and living room, cupboard.

LOUNGE: 16'2 x 10'1 (4.93m x 3.07m)

Double glazed window to rear, door to kitchen, electric heating.

KITCHEN: 8'0 x 6'11 (2.44m x 2.10m)

Double glazed window to rear, modern units and worktops, single drainer sink unit, electric oven, electric hob, extractor fan, space for auto washer, space for fridge/freezer.

BATHROOM/WC:

Bath with electric shower over, low level wc, wash hand basin set in vanity unit.

BEDROOM ONE: 9'0 x 7'11 (2.74m x 2.42m)

Double glazed window to rear, electric heater.

BEDROOM TWO: 13'1 x 8'10 (3.99m x 2.69m)

Double glazed window to rear, built in wardrobe, electric heater.

EXTERNALLY:

Garage to rear, small communal grass areas to front and rear.

Please note –

- Asbestos warning sticker outside building but does not specify where. No asbestos survey held by seller and no known asbestos within the flat itself.
- Local works being carried out: Conversion of former British Legion building (adjacent to this building) to residential apartments.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: ELECTRIC HEATING

Broadband: FIBRE TO CABINET

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE/ 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.

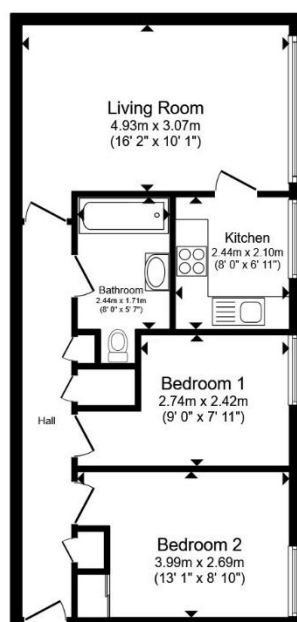
TENURE

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.

- Leasehold - 125 years from and including 25 December 2016
- Service charge - £634.94 paid 6 monthly
- Ground rent - £165 paid yearly (Ground rent doubles every 25 years)

COUNCIL TAX BAND: A**EPC RATING: TBC**

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Ground Floor

Total floor area 53.8 m² (579 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



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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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