

Ashleigh Grove | West Jesmond | NE2 3DL

Offers over £200,000

A well positioned two-bedroom flat with south-facing private yard, ideally located in the heart of West Jesmond and offered with no upper chain.

Set within a traditional terrace, the flat combines period character with modern finishes. The bright bay-fronted main bedroom is generously proportioned with wood-style flooring and neutral décor. A second bedroom provides a comfortable additional sleeping space or home office. There is a contemporary shower room WC to the rear.

The lounge offers ample living and dining area, enhanced by a featured fireplace, exposed brick wall and wooden floor, creating a focal point and a sociable space for relaxing or entertaining. The separate kitchen is fitted with modern units, contrasting worktops and has direct access towards the private south-facing yard.

RMS | Rook Matthews Sayer



Two bedroom ground floor

South facing private yard

Council tax band B

Peppercorn ground rent

No upper chain

EPC C

Leasehold 999 years from 1st February 1984

For any more information regarding the property please contact us today

ENTRANCE HALLWAY:
Radiator, built in cupboard.

LOUNGE: 13'0 (3.97m) into alcove x 14'9 (4.50m)
Single glazed window to the rear, two alcoves, period fireplace, radiator.

KITCHEN: 8'10 (2.70m) x 9'11 (3.0m)
Wall and base units, work surfaces, single drainer sink unit, built in electric oven, built in gas hob, extractor hood, radiator, single glazed window to the side, single glazed door to side.

BATHROOM/WC: 5'9 (1.75m) x 5'3 (1.60m)
White 3 piece suite comprising; wash hand basin set in vanity unit, step in shower cubicle with mains fed shower over, low level wc, heated towel rail, double glazed frosted window to the rear.

BEDROOM ONE: 13'0 (3.97m) into alcove x 13'5 (4.08m) into bay window
Single glazed bay window to front, radiator, two alcoves.

BEDROOM TWO: 8'11 (2.71m) x9'11 (3.0m)
Single glazed window to the rear, radiator.

EXTERNALLY:
Private rear yard.

T: 0191 281 6700
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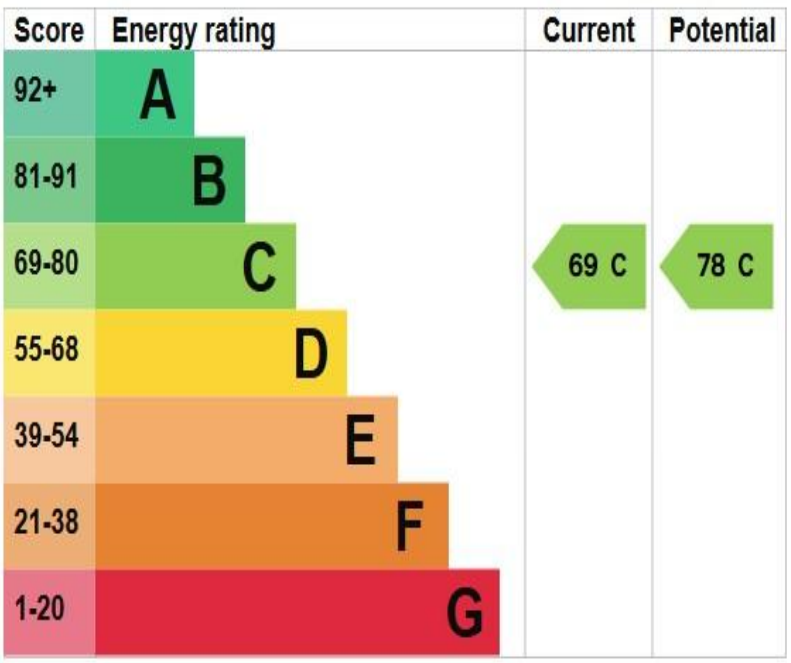












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PRIMARY SERVICES SUPPLY
Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: ELECTRIC HEATING
Broadband: FIBRE
Mobile Signal Coverage Blackspot: NO
Parking: ON STREET PERMIT PARKING

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.

- Leasehold 999 years from 1st February 1984
- Peppercorn ground rent

COUNCIL TAX BAND: B

EPC RATING: C



The Property Ombudsman

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 relation to this property.

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