

Woodland Mews Reid Park Road, Jesmond NE2 2ER

£170,000

A well-appointed two-bedroom retirement apartment within an established development on Reid Park Road, Jesmond. Set on an upper floor, this bright home offers a comfortable layout ideal for those looking to downsize. The generous reception room provides ample space for both lounge and dining furniture, with neutral décor and carpeting creating a calm, easy-to-furnish setting. The modern-fitted kitchen features white units, wood-effect worktops, tiled splashbacks and integrated oven and hob, giving a practical and tidy cooking area.

There are two double bedrooms, both with pleasant outlooks and space for wardrobes and additional furniture. The shower room has been updated with a walk-in-glazed shower, contemporary tiling and white suite, offering straightforward access and low-maintenance finishes. The development also benefits from a communal lounge, providing a sociable space for residents and their guests.

Woodland Mews enjoys a convenient Jesmond location, within easy reach of Osborne Road and Acorn Road for cafés, independent shops and everyday amenities. Jesmond Dene is close by, offering attractive riverside walks and green space.

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X2 X1 X1

Two bedroom retirement apartment

Over 60s (over 55s with Anchor permission)

Lease to be extended by current owner for new buyer to 990 years (currently Leasehold 99 years from 1 October 1984)

Service Charges £440.26 per month

Ground rent £1 pa (if demanded)

EPC D

Council Tax Band B

For any more information regarding the property please contact us today









T: 0191 281 6700
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COMMUNAL ENTRANCE:
Lift access to all floors.

LOUNGE: 11'1 (3.39,) x 25'4 (7.71m) - THROUGH TO KITCHEN
Double glazed window to the front, wood mantle surround, two electric heaters.

KITCHEN:
Wall and base units, work surfaces, double drainer sink unit, built in electric oven, built in electric hob, extractor hood, part tiled walls.

SHOWERROOM/WC:
White 3-piece suite comprising; wash hand basin set in vanity unit, step in shower cubicle with electric shower over, low level wc, airing cupboard housing hot water cylinder, extractor fan.

BEDROOM ONE: 14'11 (4.55m) Longest x 7'8 (2.32m) longest
Double glazed window to the front, electric heater.

BEDROOM TWO: 8'3 (4.52m) into recess x 9'6 (2.91m)
Double glazed window to the front, built in wardrobe, electric heater.

EXTERNAL:
Communal gardens.

PRIMARY SERVICES SUPPLY
Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: ELECTRIC HEATING
Broadband: FIBRE
Mobile Signal Coverage Blackspot: NO
Parking: TWO AREAS OF PRIVATE UNALLOCATED PARKING TO THE REAR

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.

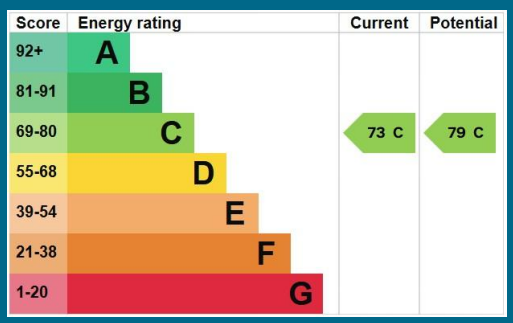
TENURE
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

- Leasehold 99 years from 1 October 1984
- Service Charges £440.26 per month
- Ground rent £1 pa (if demanded)

Please note – Current vendor has a quote from Anchor Housing regarding a lease extension. The present lease is as stated, the extension process to 990 years is underway.

COUNCIL TAX BAND: B
EPC RATING: C

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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.

The Property Ombudsman

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