



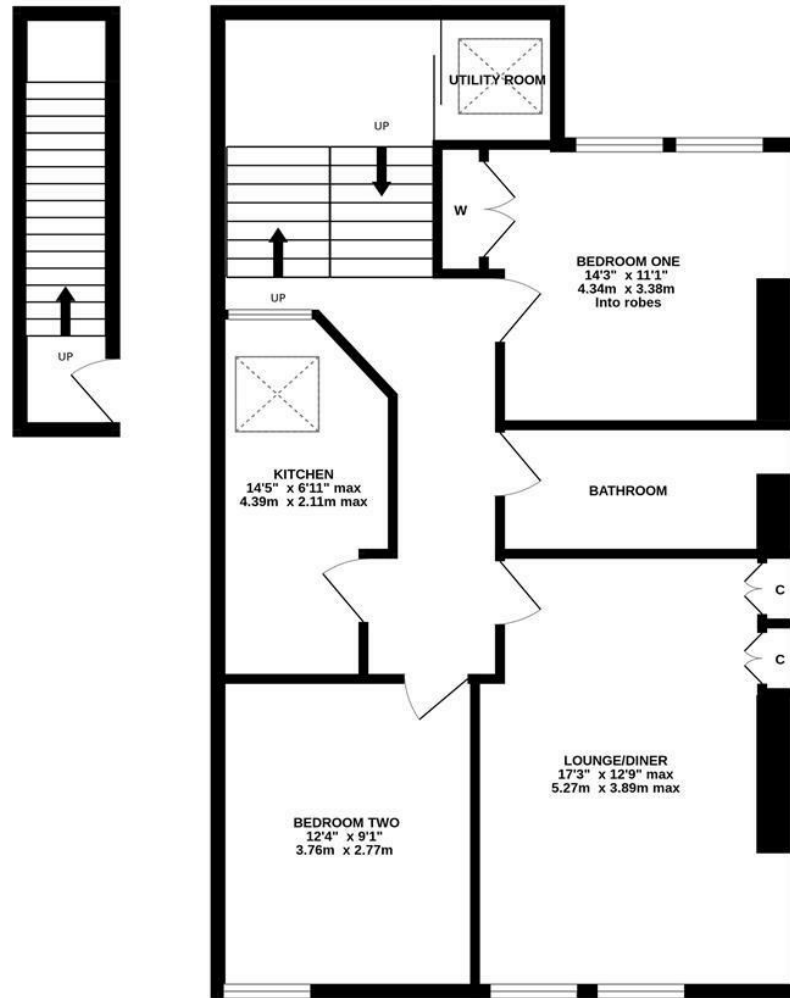
This stylish third floor conversion apartment is ideally located on St. Georges Terrace, Jesmond. St. Georges Terrace, tucked just off Osborne Road, is well placed to give access to everything Jesmond has to offer including its countless shops, cafes and restaurants. The apartment is also situated within a short walk from West Jesmond Metro Station providing excellent access throughout the region.

The accommodation briefly comprises: communal entrance hall with secure telephone entry system and stairs to third floor; private entrance hall with stairs to third floor; 17ft lounge diner with fitted alcove storage, feature hanging lighting and dual west facing windows; kitchen with a range of fitted units, work surfaces and some integrated appliances; utility room with sliding door access; bathroom complete with three piece suite and spot lighting; two bedrooms, bedroom one with fitted wardrobe storage and dual windows. Externally, a communal front garden, rear yard and off-street parking. Well presented throughout, this great apartment demands an internal inspection.

3rd Floor Apartment | 876 Sq ft (81.4m<sup>2</sup>) | Two Bedrooms | 17ft Lounge Diner | Kitchen | Utility Room | Shower Room | Front Communal Garden | Communal Rear Yard to Off-Street Parking Area | GCH | Leasehold with 95 Years Remaining (seller will be extending the lease to 125 years) | Service Charge £1,440 Per Annum | Council Tax Band B | EPC: D

ENTRANCE LEVEL  
60 sq.ft. (5.6 sq.m.) approx.

THIRD FLOOR  
816 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA : 876 sq.ft. (81.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



**Offers Over £220,000**

**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

