





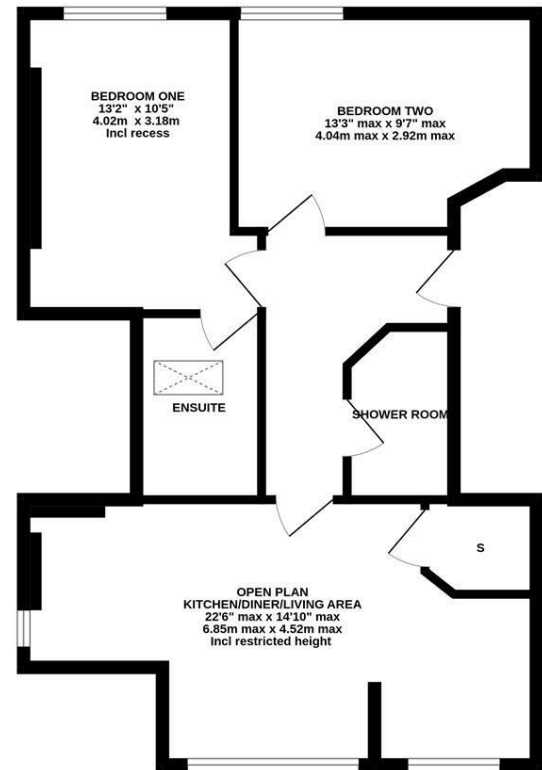
Forming part of this resplendent detached villa, a two bedroom second floor conversion apartment offering dual aspect views, secure off-street parking and no onward chain! Located on Akenside Terrace, within the heart of South Jesmond Conservation Area, Jesmond and also within walking distance to Newcastle City Centre. Akenside Terrace is perfectly placed close to Jesmond Metro Station, Clayton Road and also the café culture of Jesmond.



2ND FLOOR  
615 sq.ft. (57.2 sq.m.) approx.

The accommodation briefly comprises: communal entrance hall with secure telephone entry system and stairs to second floor; private entrance hall; 22ft open plan kitchen diner and living area with dual aspect windows, kitchen with fitted units, work surfaces, some integrated appliances and separate storage cupboard; two double bedrooms, bedroom one with an en-suite shower room; shower room, complete with three piece suite. With private, gated off-street parking to the rear and offered to the market with no onward chain, early viewings are essential!

2nd Floor Conversion | 615 Sq ft (57.2m<sup>2</sup>) | Two Double Bedrooms | 22ft Open Plan Kitchen\Diner & Living Area | Shower Room | En-Suite Shower Room | Secure Off-Street Parking to Rear | GCH | No Onward Chain | Leasehold with 976 Years Remaining | Service Charge £1,500 Per Annum | Council Tax Band | EPC: E



TOTAL FLOOR AREA: 615 sq.ft. (57.2 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.  
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**Offers Over £200,000**

**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.

