



****AVAILABLE AUGUST 2024** **STUNNING
GROUND FLOOR APARTMENT****

****UNFURNISHED**** Retaining a wealth of period features and occupying in excess of 870 Sq. Ft, a delightful apartment occupying the ground floor of this sensitive conversion on Highbury, Jesmond. Highbury, enjoying a leafy outlook to the front and rear is perfectly placed to give great access to the surrounding greenery, countless great shops, cafés & restaurants, West Jesmond Metro Station and indeed Newcastle City Centre itself.

Accessed via secure entry phone the accommodation the property briefly comprises a well kept communal entrance hallway leading to apartment front door; private entrance hall, a 17ft lounge with walk-in bay which opens to an impressive kitchen/diner with stripped wooden floors, appliances and French doors onto a private courtyard garden with space to park a small car off street; two bedrooms, both similar in size; family bathroom WC. With tall ceilings, ornate cornice and off street parking this fantastic property is available on an unfurnished basis and simply needs to be viewed!

Available 23rd August 2024 | £1,200pcm | Conversion Apartment | Ground Floor | Two Bedrooms | 879 Sq. Ft (81.7m²) | 17ft Lounge | Kitchen/Diner | Period Features | Leafy Outlook | Private Courtyard | Unfurnished | Off Street Parking Space | On Street Permit Parking | Great Location | GCH & DG | Council Tax Band: C | EPC Rating: D

Communal Entrance

Accessed via a stone portico, with communal postboxes.

Entrance Hall

Secure entry phone, door to kitchen/diner, feature curved wall, radiator and open to rear hall.

Lounge

17'0 into bay x 16'10 into alcove (5.18m into bay x 5.13m into alcove)

Double glazed bay window to the front with a lovely outlook over the allotments, decorative ceiling with ornate cornice and ceiling rose, picture rail, fireplace with tiled inset and wood surround, stripped wooden floors and open to:



Dining Kitchen

17'3 max x 14'6 into alcove (5.26m max x 4.42m into alcove)

Fitted wall and base units with co-ordinating work surfaces, tiled splashbacks, integrated electric oven with gas hob and extractor hood above, space for washing machine and tumble dryer, radiator, stripped wooden floors, ceiling cornice, picture rail, brick built fireplace and double glazed French doors with matching flanks to the rear courtyard.

Rear Hall

With understairs storage cupboard, radiator and doors to bathroom and bedrooms.

Bedroom One

11'4 x 8'4 (3.45m x 2.54m)

Double glazed window to the side, ceiling coving and radiator.

Bedroom Two

9'9 x 7'7 (2.97m x 2.31m)

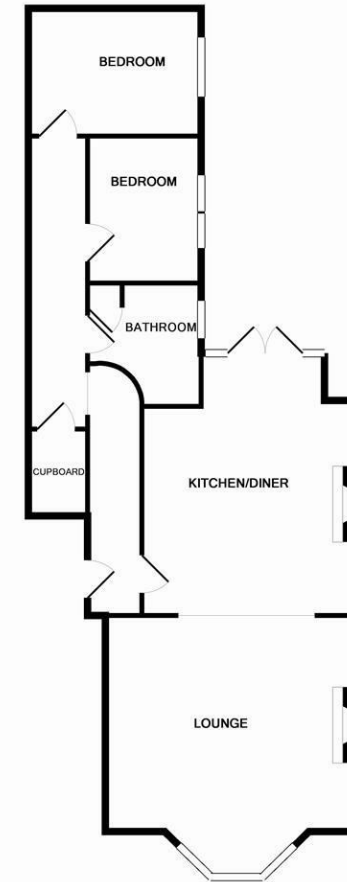
Double glazed window to the side and radiator.

Bathroom

Three piece suite comprising close coupled WC, wall mounted wash hand basin, panelled bath with shower above, part tiled walls and tiled floor, recessed spotlighting, built in cupboard housing combination boiler and double glazed window to the side.

Externally

To the front of the property a pleasant town garden, mainly planted with wrought iron railings. To the rear a private courtyard garden, mainly paved with walled and fenced boundaries. Beyond the courtyard a further yard offers off street parking along with communal bin storage.



TOTAL APPROX. FLOOR AREA 879 SQ.FT. (81.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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£1,200 PCM

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