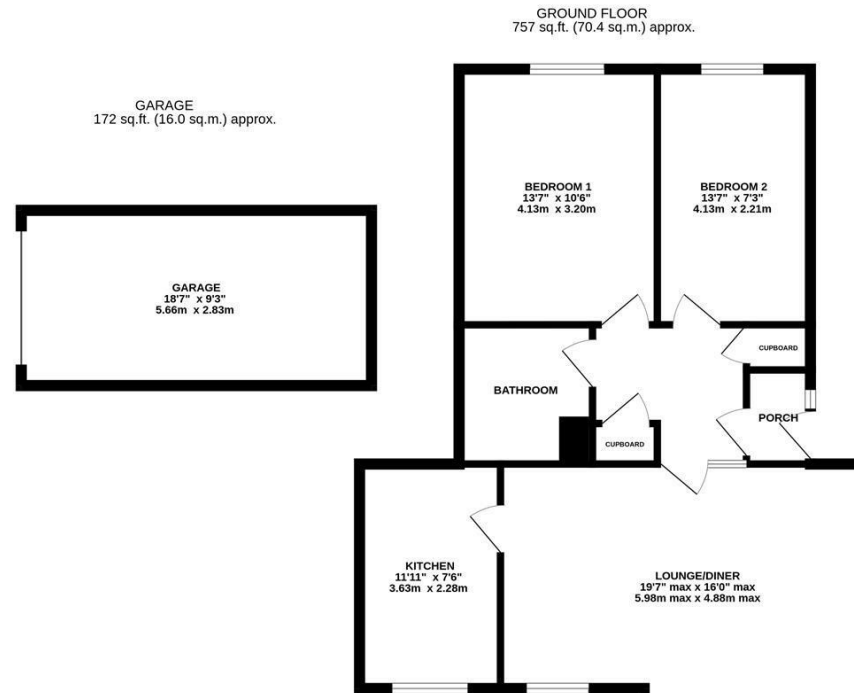




GROUND FLOOR APARTMENT with WELL MANICURED COMMUNAL GARDENS and GARAGE. This well-presented ground floor apartment is ideally located within Erskine Court, Lindisfarne Close, Jesmond. Tucked within Jesmond's 'Golden Triangle' arguably one of Newcastle's most prestigious residential addresses Lindisfarne Close is perfectly placed to give access to all Jesmond has to offer.

The apartment itself, which was originally constructed in 1973, boasts in excess of 930 Sq ft and briefly comprises: communal entrance; private entrance lobby; wide entrance hall with two store cupboards; re-fitted south facing kitchen with some integrated appliances; 19ft south facing lounge/diner has views over the communal gardens and to the rear, a pleasant outlook over Jesmond Dene; two bedrooms; a contemporary bathroom with three piece suite. Well presented throughout, with Oak flooring, underfloor heating, a private 18ft garage and lawned communal gardens, this great apartment simply demands an early internal inspection.

Ground Floor Apartment | 930 Sq ft (96.4m<sup>2</sup>)  
 Including Garage | Two Bedrooms | 19ft Lounge/Diner with Access to Communal Gardens | Kitchen | Contemporary Bathroom | 16ft Garage & Driveway | Communal Gardens | Fantastic Location | Leasehold with 985 Years Remaining | Service Charge £2,610 Per Annum | Council Tax Band C | EPC Rating: E



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 £245,000**

**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.

