





**\*\*AVAILABLE SEPTEMBER 2024\*\***  
**\*\*FURNISHED\*\* \*\*STYLISH GROUND FLOOR APARTMENT\*\***  
**\*\*FORTNIGHTLY CLEANER INCLUDED\*\*** Occupying the ground floor of this fine Victorian conversion, this smart and stylish apartment is immaculately presented throughout, retaining many period features and found in a fantastic central Jesmond location!

Boasting in excess of 700 Sq ft, the accommodation briefly comprises a well kept communal entrance hall; the apartment itself is found on the ground floor and has been renovated throughout, there is a lounge to the front with bay window, dining area and feature fireplace. With an impressive refitted breakfasting kitchen central to the property, boasting an island, integrated appliances, wood flooring and ample storage space. To the rear of the apartment there is a plush refitted shower room WC, fully tiled with step in shower cubicle, as well as two double bedrooms. Externally there is a shared yard to the rear with an off street parking space, as well as on street permit parking to the front.

Available on a furnished basis, with gas central heating and double glazed windows. An ideal property for a professional couple or professional sharers!

Available 16th September 2024 |  
 £1,450pcm | Ground Floor Conversion

**£1,450 PCM**

Misrepresentation Act 1967. 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.



Apartment | 720 Sq ft (66.9 m2) | Two Double Bedrooms | Impressive Breakfasting Kitchen With Island | Lounge | Plush Shower Room WC | Off Street Parking Space | On Street Permit Parking | Fortnightly Cleaner Included | Excellent Location | Furnished | Period Features | GCH & DG | Council Tax Band: A | EPC Rating: D

GROUND FLOOR 720 sq. ft.  
 (66.9 sq. m.)



TOTAL FLOOR AREA: 720 sq. ft. (66.9 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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