



Close to Newcastle City Centre and well presented throughout! Two bedroom lower ground floor apartment ideally located at Victoria Square, Jesmond within a stone's throw from the universities, Newcastle's hospitals, the shops, restaurants and cafés of Jesmond and indeed Newcastle City Centre itself. Originally constructed circa 1840, this proud, tree-lined, Grade II listed terrace is reminiscent of a Dickensian Novel. Accessed from its own private front door the apartment boasts two bedrooms, a wealth of period charm and an enclosed shared courtyard to the rear.

With no onward chain, the accommodation briefly comprises entrance lobby through to entrance hall, delightful lounge with outlook over the communal courtyard, kitchen, bathroom, two bedrooms and separate WC. Ready to move straight in to this great apartment must be viewed!

Lower Ground Floor Flat | 681 Sq Ft (63.3m<sup>2</sup>) | Grade II Listed Terrace | Two Bedrooms | Kitchen | Bathroom | Separate WC | Walking Distance To City Centre | Great Location | Shared Courtyard | No Onward Chain | Council Tax Band: A | Leasehold - 99 years remaining | Service Charge £600 Per Annum | Leasehold | EPC Rating: D

### Entrance Lobby

With tiled floor and door to entrance hall.

### Entrance Hall

Ceiling coving, laminate floor doors to lounge, bathroom, bedrooms and rear communal hall.

### Lounge

#### 14'8 x 13'9 into alcove (4.47m x 4.19m into alcove)

Sash window to the rear, recessed spotighting, TV point, two radiators, doors to kitchen and WC.

### Kitchen

#### 9'10 max x 4'10 max (3.00m max x 1.47m max)

Refitted wall and base units with co-ordinating work surfaces, integrated electric oven with gas hob and extractor hood above, integrated washing machine and fridge, tiled floor, tiled splashbacks, recessed spotighting and windows to the side and rear.

### WC

Close coupled WC, pedestal wash hand basin, radiator, wall mounted combination boiler and two windows to the side.

### Bedroom One

#### 13'11 x 9'10 max into alcove (4.24m x 3.00m max into alcove)

Sash window to the front with secondary glazing, recessed spotighting and double radiator.

### Bedroom Two

#### 13'10 x 8'2 max into alcove (4.22m x 2.49m max into alcove)

Sash window to the front with secondary glazing, ceiling coving and double radiator.

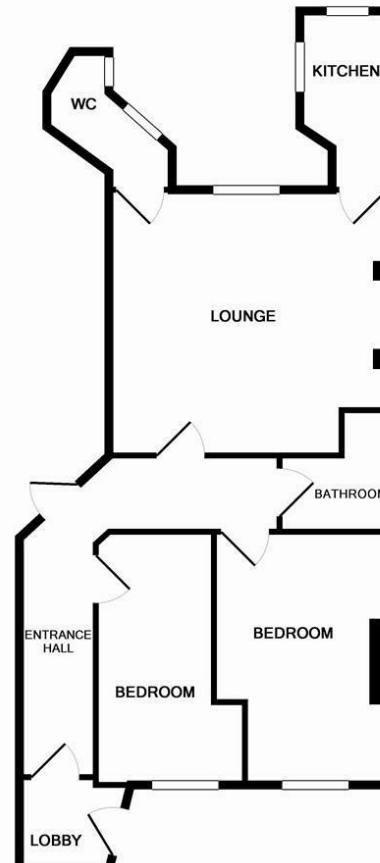
### Bathroom

Two piece suite comprising panelled bath with shower above, pedestal wash hand basin, heated towel rail, tiled walls, recessed spotighting and extractor fan.

### Externally

To the front of the property a pleasant paved yard gives access to the private front door. To the rear a shared yard with walled boundaries, planted borders and gated access to the rear service lane.

EPC - D



TOTAL APPROX. FLOOR AREA 681 SQ.FT. (63.3 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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**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.

