





- Two Double Bedrooms
- Front and Rear Gardens
- Sought After Location
- Secure Entry System
- Collective Leasehold
- Garage & Off Street Parking
- Conservatory
- Set Over Two Floors
- Two Bathrooms
- Council Tax band *C*





SET OVER TWO FLOOR | SPACIOUS TWO BEDROOM APARTMENT | GARAGE & OFF STREET PARKING

Jan Forster Estates are delighted to welcome to the market this rarely available apartment with Ashbury House on Granville Road in the heart of the Jesmond conservation area. Situated within walking distance to Newcastle City Centre, Granville Road, is perfectly placed close to Jesmond Metro Station and Clayton Road with its shops and café's and indeed the restaurants of Central Jesmond.

Briefly comprising; communal entrance hallway, spacious lounge with beautiful high ceilings and feature fireplace, dining kitchen and conservatory that leads to the apartments private rear garden and a double bedroom with dressing area onto the bathroom. Stairs take you down to the original basement space which has been converted into a bedroom/living space with additional access to the buildings communal entrance hallway.



Externally there is a town garden to the front, a detached garage and off street parking to the side and a substantial rear garden with decking area; ideal for entertaining during those warm summer nights.

All four apartments within Ashbury House collectively own the freehold with each apartment being leasehold which stands at 999 years from 1994. All Apartments own the management company and pay a monthly maintenance fee of £30 and approximately £300 per year which covers insurance.

Council Tax band *C*



Total area: approx. 127.2 sq. metres (1369.3 sq. feet)

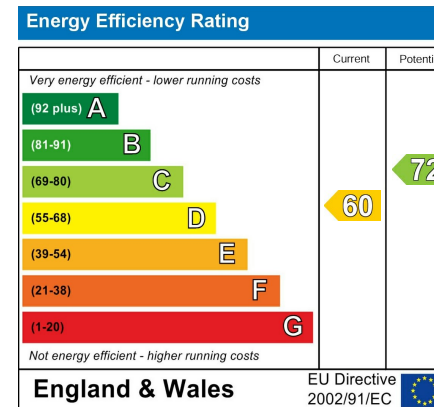
Lounge 16'11" x 17'6" (5.16 x 5.35)

Dining Area 16'0" x 10'4" (4.90 x 3.15)

Kitchen 6'2" x 7'11" (1.90 x 2.416)

Bedroom One 13'5" x 9'1" (4.10 x 2.77)

Bedroom/Studio 15'10" x 24'2" (4.83 x 7.39)



The difference between house and home

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