

# BRUNTON

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RESIDENTIAL



**OSBORNE VILLAS, JESMOND, NE2**

Offers Over £280,000



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### LARGE TOP FLOOR APARTMENT - EXCELLENT LOCATION - NO CHAIN

Brunton Residential are pleased to offer to the market this impressive top floor apartment, located in the heart of Jesmond in Cairney House, Osborne Villas on Osborne Avenue. Cairney House is a short walk from Jesmond Metro Station and Osborne Road which features many of the most popular restaurants, bars and shops in Jesmond, and is ideally located to take advantage of all that life in Jesmond has to offer.



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Located on the top floor of number 10 Osborne Villas, this is one of the larger two bedroom apartments we've seen in Jesmond. Briefly comprising: bright entrance hallway with four windows and large amounts of storage and access to all rooms. First is the tiled family bathroom with bath, basin and WC, the hallways then leads to two well-sized double bedrooms, both with store cupboard and one of which has an en-suite shower room. At the end of the eleven-metre hallway is the fantastic open plan lounge, kitchen and dining area which is the centre-piece of the home. The kitchen offers a combination of wall and floor units with coordinated work surfaces and some fitted appliances including fridge/freezer, dishwasher and extractor fan.

Externally, the property benefits from a south-facing communal garden with mature trees and shrubs, patio areas and picnic table. To the front of the property is a small car-park with the property's designated parking space.

Viewings is absolutely necessary to appreciate the standard of the property on offer, act fast to avoid disappointment.





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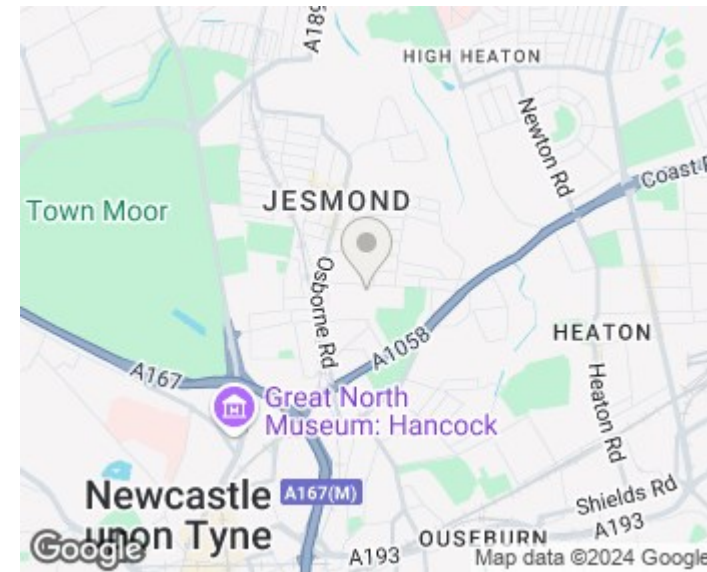
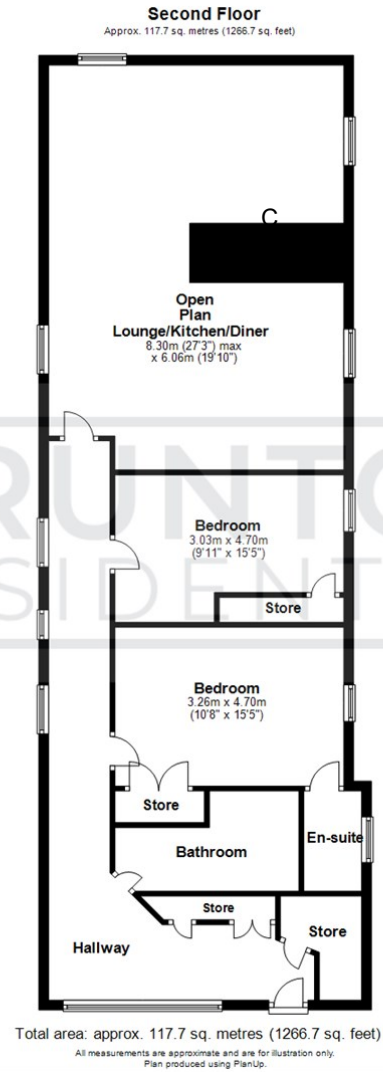
TENURE : Leasehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : C

EPC RATING : D

SERVICES :



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	79
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	