



Flat 1, 30 Clayton Road

Jesmond



SANDERSON
YOUNG



Flat 1, 30 Clayton Road Jesmond

Beautifully Presented Lower Ground Floor Conversion Apartment Offering a Private Entrance with a Lovely Open Plan Lounge/Diner. One Double Bedroom, Bathroom with Three Piece Suite, Refitted Kitchen and Two Courtyards!

This fabulous, lower ground floor conversion apartment is perfectly situated on the popular Clayton Road, Jesmond. Clayton Road, which is placed just off from Osborne Road, is ideally positioned within the beating heart of Jesmond and is located within the Brandling Village Conservation Area.

The apartment is situated only a stones throw from the wonderful cafes, shops and amenities of Clayton Road, whilst also being only a short walk from Newcastle City Centre and Jesmond Metro Station, offering excellent links throughout the region.

Price Guide:

Offers Over £220,000





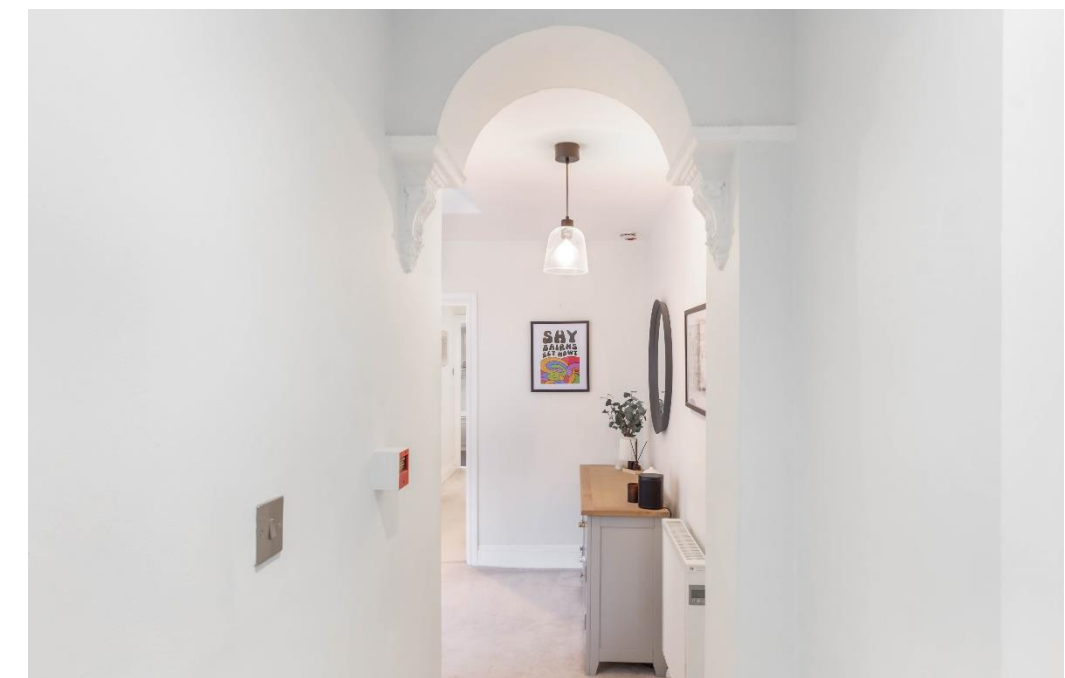
The property is accessed via its own private courtyard which leads on in turn to a private lobby with useful store cupboard. The hallway continues to a fantastic open plan kitchen, lounge & diner with a beautiful aspect over the front courtyard with bespoke shutters. The kitchen is well equipped with integrated, high spec appliances with boiling water tap, modern cabinetry, and worktops.

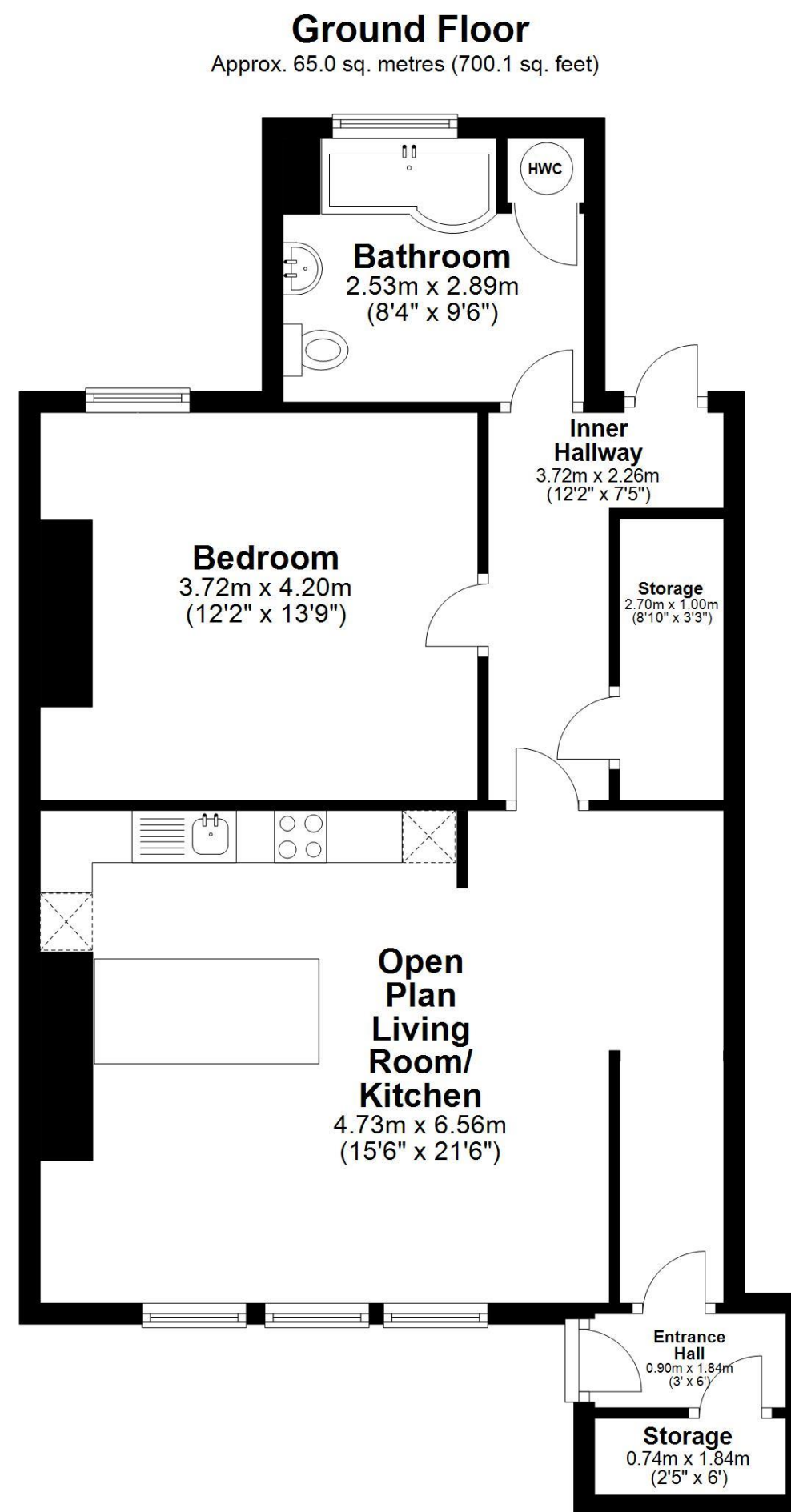
The rear hallway leads through to the double bedroom which benefits from alcove storage and plenty of natural light. The rear hallway provides further access to a walk in wardrobe/storage. The hallway continues to a modern three piece bathroom suite which also houses a laundry cupboard.

Externally, the property enjoys two courtyards, one to the front and one to the rear. The front sunken courtyard is set down from the main entrance and benefits from wrought iron fencing and a block paved yard. The rear communal courtyard is south facing with walled and fenced boundaries with steps leading up to the rear service lane.



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Total area: approx. 65.0 sq. metres (700.1 sq. feet)

Plan produced using PlanUp.

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Double glazed throughout, this excellent conversion apartment is placed to the lower ground floor of this sensitive Victorian conversion and early viewings are deemed absolutely essential.

Services: Mains electric, water and drainage | Tenure: Leasehold | Lease Remaining: 98 Years | Service Charge: £1,966 per annum | Ground Rent: £10 | Council Tax: Band B | Energy Performance Certificate: Rating D

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