

**BRUNTON**  
RESIDENTIAL



**OSBORNE ROAD, JESMOND, NE2**

Offers Over £250,000

# BRUNTON

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Stylish & Well Presented First Floor Conversion Apartment, Set Behind Communal Gardens with Two Bedrooms plus a Wonderful Open Plan Kitchen/Diner & Living Space with Integrated Appliances, Two Bedrooms, Re-Fitted Bathroom & Available with No Onward Chain!

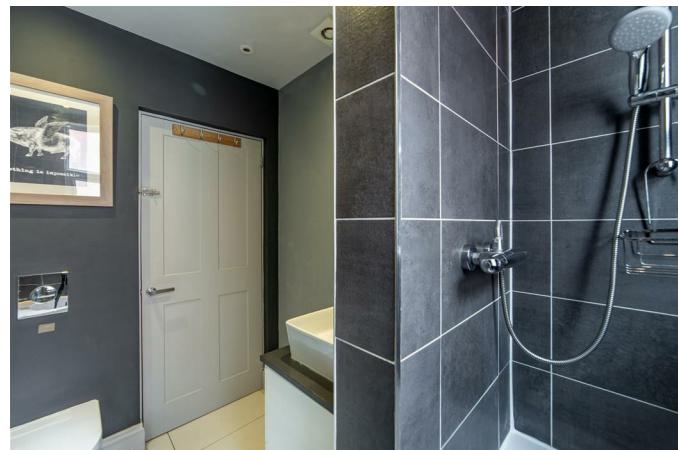
This excellent, two bedroom conversion apartment is ideally placed towards the northern end of Osborne Road and is situated opposite from St Georges Church and nestled behind communal gardens. Osborne Road is perfectly situated to provide direct access to everything central Jesmond has to offer, including its countless restaurants, cafes and amenities.

Also located just a short walk away is the beautiful Jesmond Dene, outstanding local schooling and West Jesmond Metro Station, providing excellent links into Newcastle City Centre, Central Station and throughout the region.

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The internal accommodation briefly comprises: a central hallway that provides access to all areas of the apartment.

An impressive open plan 21ft kitchen/diner & living space with walk in bay and dual aspect windows. The modern kitchen is well equipped with integrated appliances, a range of fitted wall and base units, fantastic central island with complementary breakfasting nook and tiled flooring.

Bedroom one, a comfortable double located to the rear of the property benefits from fitted wardrobes and rear aspect window. With bedroom two opposite, again a good size overlooking the communal gardens to the front and with fitted wardrobes.

A useful area with plumbing for a washing machine and dryer is designated just off from the stylish bathroom which itself includes a three piece-suite, and is part tiled with contemporary finishes.

Fully double-glazed, and offered with no onward chain this fantastic apartment demands an early internal inspection.

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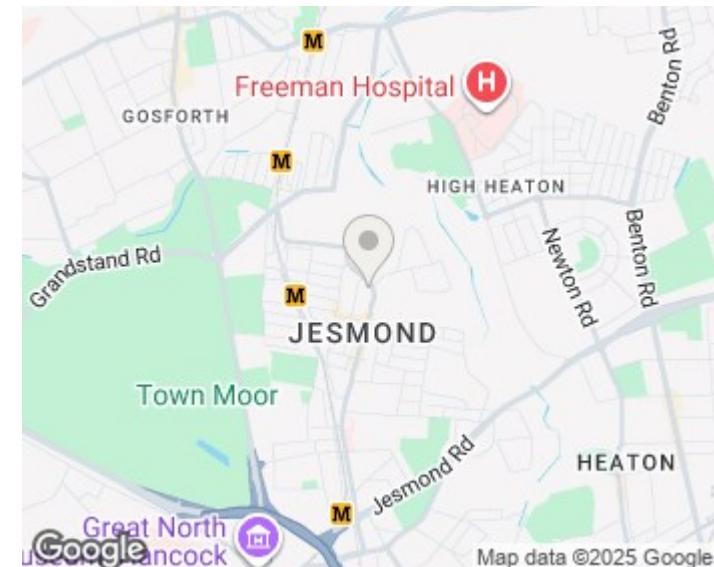
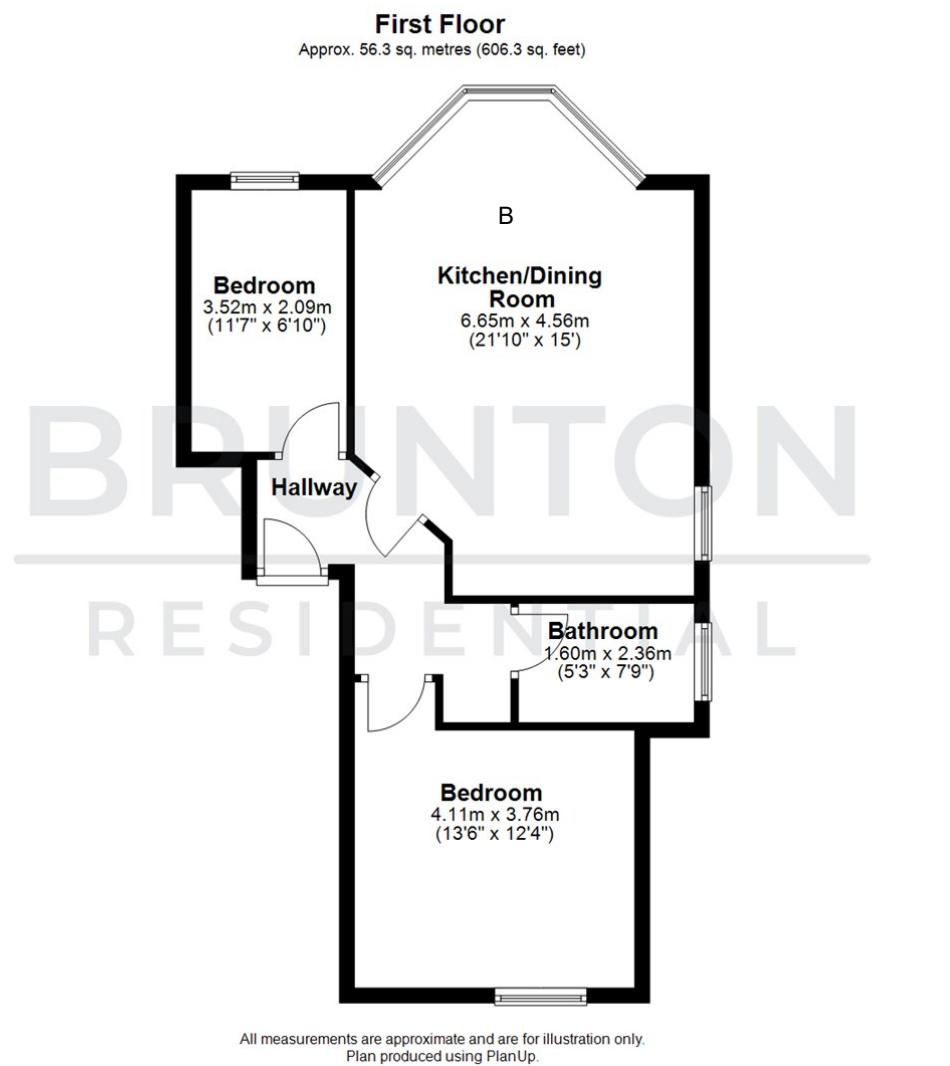
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TENURE : Leasehold - Share of Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : B

EPC RATING : C



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs (92 plus) A	71	80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

England & Wales

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales

EU Directive 2002/91/EC