



Akenside Terrace

Jesmond

- Two bedroom duplex apartment
- En-suite to main bedroom
- Open plan lounge/kitchen
- South Jesmond conservation area
- Leasehold

£ 210,000



0191 281 6700
51 St George's Terrace, Jesmond NE2 2SX

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MATTHEWS
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www.rookmatthewssayer.co.uk
jesmond@rmsestateagents.co.uk

Akenside Terrace

Jesmond

Two bedroom ground floor duplex situated within a converted period building in the heart of South Jesmond Conservation Area. Fantastic location with great access to the Coast Road and Newcastle's city centre. The ground floor comprises open plan kitchen/lounge with bay window allowing an abundance of natural light in. The kitchen area has a range of fitted wall and floor units with integrated appliances complimented by granite worktops. The second bedroom is a good sized double and has built in storage cupboard plus access to the rear paved courtyard. The main bathroom has a white modern suite. Upstairs, the master bedroom is a good sized double with en-suite shower room. The property has double glazing and is offered with no upper chain.

Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an associate of an employee of Rook Matthews Sayer.

ACCESS VIA SECURE COMMUNAL ENTRANCE

Entrance Hall - The hall has a security entry telephone and staircase with spindle banister to the first floor.

Lounge / Kitchen - 11'5x19'8 (3.48mx5.99m)

Lounge area - The lounge area has a double glazed bay window to the front, wooden flooring, telephone point, television aerial point and an electric radiator.

Kitchen area - The kitchen is fitted with a range of wall and base units, single drainer sink unit, granite work surfaces, built-in oven and hob, extractor hood, integrated appliances that include automatic washing machine, dishwasher and fridge/freezer.

Bedroom 2 - 13'10x10'3 (4.22mx3.12m)

This second bedroom has a double glazed window to the rear, built-in cupboard housing the hot water cylinder, electric radiator and a door to the rear.

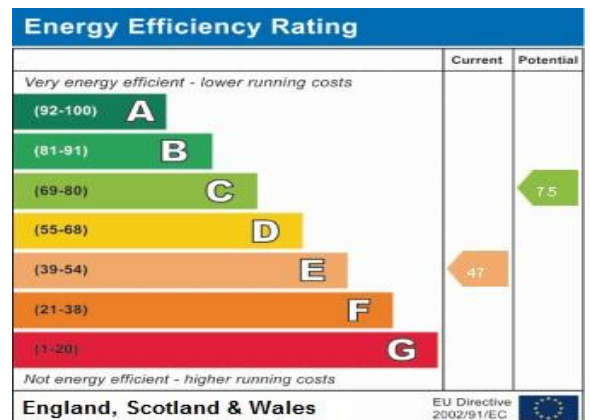
Bathroom / WC - The bathroom has a white three piece suite comprising; double ended panelled bath with main shower over, pedestal wash hand basin and a low level WC. There are tiled walls, tiled floor, heated towel rail and an extractor fan.

Stairs to first floor landing - With a built-in cupboard.

Bedroom 1 - 13'5x9'10 (4.09mx2.99m)

Bedroom one has a double glazed window to the side, telephone point, television aerial point and an electric radiator.

En-suite shower room / WC - Fitted with a three piece suite comprising; step-in shower cubicle with mains shower, pedestal wash hand basin and a low level WC. There are tiled walls, tiled floor, heated towel rail and an extractor fan.



TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 125 years from 6th August 2004 - 106 years remaining

Service Charge: Approx £100 per month

Council Tax Band: B

EPC Rating: E

JR00004025/MJ/HW/07.08.23/V.3

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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