



Eslington Terrace

Jesmond

- Stunning spacious top floor maisonette
- Two roof terraces
- Two double bedrooms plus additional dressing room/study space
- Allocated secure parking
- Stylish 19ft bathroom and en-suite shower room
- 21ft Lounge/diner with vaulted ceiling and spiral staircase
- Leasehold 125 years from 2002 (102 years remaining)
- Council Tax – C
- EPC - C

Guide Price: £460,000

ROOK
MATTHEWS
SAYER

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

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



A stunning, spacious apartment occupying the top floor of this sensitive conversion and located in the heart of Brandling Village Conservation Area on Eslington Terrace. This stylish two bedroom apartment boasts two roof terraces, en-suite shower room and allocated secure parking! Situated a stones-throw from Jesmond Metro Station and within walking distance to Newcastle City Centre, Eslington Terrace is perfectly placed close to the parade of shops on Clayton Road as well as Jesmond Dene and the café culture that Jesmond is so famous for.



Boasting in excess of 1,500 Sq. ft. of internal living accommodation the property briefly comprises: communal entrance hall with stairs to 2nd floor, private entrance hall with stairs to main hallway with secure entry phone & stylish WC, impressive 21ft full width lounge/diner with vaulted ceiling, multi fuel stove and spiral staircase to third floor which gives access to dressing room/study space, bedroom one with stylish re-fitted en-suite shower room, stairs to kitchen/dining room with granite work-surfaces, integrated appliances, breakfast bar and French doors leading to a delightful south facing roof terrace with artificial grass, store and stairs to communal garage. The stairs to the third floor are accessed from the main hallway and lead to a fantastic re-fitted bathroom measuring 19ft in length, fully tiled with dormer and 'Velux' windows, bedroom two with fitted wardrobes to the eaves and French doors leading to the second roof terrace which faces west, dressing room/study space with fitted storage, 'Velux' window and spiral staircase back to the lounge/diner. With gas 'combi' central heating and well-presented throughout. There is an allocated parking space in the communal garage. An early inspection is deemed absolutely essential.



Communal Entrance

Security entrance system, entrance door, communal hallway with stairs to all floors.

Entrance Hall

Entrance Door.

Cloakroom/w.c

Low level w.c with concealed cistern, wash hand basin.

Lounge/Dining Room - 21'6 x 16'2 (6.55m x 4.93m)

Double glazed windows to the front, two alcoves, chimney breast with inglenook style fireplace housing a multi fuel stove, television point, two tall contemporary radiators, wooden flooring, built in cupboard, spiral staircase to upper floor.

Breakfast Kitchen 17'7 x 11'5 (5.36m x 3.48m)

Fitted with a good range of wall and base units with granite work surfaces providing ample storage, 1 ½ bowl sink unit, built in electric oven, built in electric hob, extractor hood, breakfast bar, integrated fridge/freezer, dishwasher, combination microwave oven, double glazed French doors to the rear leading to the roof terrace.



1st floor roof terrace

Door to laundry/store room, with space for auto washing machine, door to rear communal staircase which leads to communal garage with roller garage door.

Bedroom 2 – 16'7 x 14' (5.05m x 4.27m)

Double glazed window to the rear, radiator, and access to a 2nd roof terrace.

En-suite Shower Room – 10'9 x 4'0 (3.28m x 1.21m)

White 3 piece suite comprising; wash hand basin, step in shower cubicle with shower, low level w.c, part tiled walls.

Bathroom/w.c

White 4 piece suite comprising free standing double ended bath, wash hand basin, step in shower cubicle with mains fed shower, low level w.c, tiled walls and floor, tall contemporary combination boiler, access to eaves storage, skylight and two dormer windows.

Bedroom 1 – 12'10 x 10'9 (3.91m x 3.28m)

Double glazed French doors to the rear onto 2nd roof terrace, built in wardrobes, wooden flooring, radiator, door leading to study/dressing room.

Dressing room/study

Skylight, spiral staircase down to lounge/dining room

Garage

Remote operated roller door with allocated parking space.



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. Leasehold 125 years from 2002 (102 years remaining)

Council Tax Band: C

EPC: C

JR00004127/MJ/KC/13.12.2023/V.2



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(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, Scotland & Wales		71	70
		EU Directive 2002/91/EC	



Flat C, 1 Eslington Terrace

While every effort has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 2

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.

16 Branches across the North-East

