



Oakland Road Jesmond

- Spacious Upper flat - 3 bedrooms
- South facing private rear yard
- Double Glazed
- Leasehold - 999 years from 15 March 1985
- Council Tax Band B
- EPC rating D

Offers in Excess of £235,000

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Oakland Road

Jesmond

PROPERTY DESCRIPTION

An immaculate upper Tyneside flat, situated in a highly desirable area, this property boasts a convenient location with excellent public transport links, nearby schools, local amenities, and green spaces. Just a short walk from West Jesmond station, commuting to work or exploring the city is a breeze.

As you step inside, you'll be greeted by the impeccable condition of this flat. The spacious reception rooms provide ample space for entertaining or simply relaxing with a good book. The modern kitchen is well-equipped and offers everything you need to whip up delicious meals for family and friends.

This flat is currently designed as two reception rooms and two bedrooms, providing comfortable living spaces for a small family or professionals looking for a bit of extra space. The bathroom is sleek and stylish, featuring contemporary fixtures and fittings.

Located in a sought after neighbourhood, this property offers a tranquil retreat from the hustle and bustle of city life. With a neutral decor throughout, you can easily add your personal touch and make it your own.

The nearby amenities ensure that you have everything you need within easy reach, from shops and supermarkets to cafes and restaurants. Enjoy peaceful walks in the nearby green spaces, perfect for those who love the outdoors.



VESTIBULE

Entrance door.

ENTRANCE HALL

Part glazed entrance door, staircase to first floor.

LANDING

Doors leading to lounge, bedrooms, and dining room. Access to ample loft storage which is accessible via large hatch with retractable ladders.

LOUNGE – CURRENTLY USED AS DINING ROOM

11'5 to front of cupboard x 14'9 (3.48m to front of cupboard x 4.50m)

Double glazed window to the rear, radiator, tall contemporary radiator, built in storage cupboards.



KITCHEN

10'2 x 8'3 (3.10m x 2.52m)

Fitted with a range of wall and base units, built in electric oven, built in electric hob, cooker hood, single drainer sink unit, integrated fridge and freezer, washing machine, slim line

dishwasher, wall mounted central heating boiler in concealed cupboard, tall contemporary radiator, two double glazed windows to the rear.

BEDROOM 1 – CURRENTLY USED AS LOUNGE

13'0 max x 16'10 into bay (3.96m max x 5.13m into bay)

Double glazed bay window to the front, two alcoves, marble fire surround, coving to ceiling, picture rail, ceiling rose, two radiator convectors.

BEDROOM 2

10'5 x 8'00 (3.18m x 2.44m)

Double glazed window to the front, radiator.

BEDROOM 3

10'5 x 8'00 (3.18m x 2.44m)

Double glazed window to the rear, convector radiator.

BATHROOM/W.C

White panelled bath with mains fed shower over, wash hand basin set in vanity unit, low level w.c, chrome ladder style heated towel rail, double glazed frosted window to the rear.

REAR YARD

Private south facing rear yard, gated access.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS – GAS CENTRAL HEATING

Broadband: FIBRE TO THE PREMISES

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET PERMIT PARKING

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

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. Peppercorn Lease - 999 years from 15 March 1985

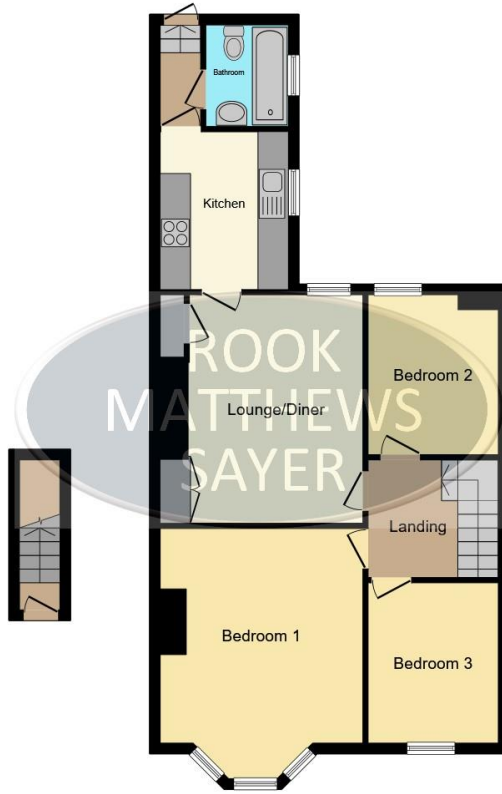
COUNCIL TAX BAND: B

EPC RATING: D





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC



Ground Floor

First Floor

Total floor area 75.9 m² (817 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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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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