



## Russell Court Jesmond

- First Floor Apartment
- Two Bedrooms
- Retirement Development
- Communal Gardens
- EPC rating E / Council tax band C

**£ 165,000**



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# Russell Court

## Adderstone Crescent, Jesmond

An immaculate first floor apartment, with views overlooking Adderstone Crescent, within this desirable development in the heart of Jesmond. The development of Russell Court, available to the over 55, was originally constructed in 1984 and offers landscaped communal gardens, residents car park, lift access and guest apartment. The building is serviced by a lift, has an Estate Manager, and also has the benefit of well maintained communal gardens and residents parking. The property is ideally located close to local amenities, including Waitrose and the Acorn Road shopping facilities. The accommodation briefly comprises; entrance hallway with two built in cupboards, one housing the auto washer, lounge with feature fireplace and bay window, modern kitchen with window and integrated appliances, two bedrooms and refitted shower/WC.

### Entrance Hall

Entrance door, security entry system, two built in cupboards, one housing plumbing for washing machine.

### Lounge 16'7 (into bay) x 11'2 (5.06mx3.40m)

Double glazed bay window to front, living flame effect electric fire, wall mounted television point, coving to ceiling, ceiling rose, electric heater.

### Kitchen 11'1x5'11 (3.38mx1.81m)

Fitted with a range of wall and base units, single drainer sink unit, built in combi electric oven, built in electric hob, extractor hood, integrated dishwasher, pull out larder cupboard and spice cupboard, part tiled walls, electric heater, window to side.

### Bedroom One 14'3x8'10 (4.35mx2.68m)

Double glazed bay window to front, fitted wardrobes, electric wall heater.

### Bedroom Two 10'5x6'7 (3.17mx2.01m)

Double glazed window to front, electric wall heater.

### Shower Room/WC

White suite comprising wash hand basin set in vanity unit, step in quadrant shower cubicle with electric shower, low level wc, tiled walls with feature glass border tile, heated towel rail, storage cupboard, extractor fan.

### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: ELECTRIC HEATING

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: COMMUNAL 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

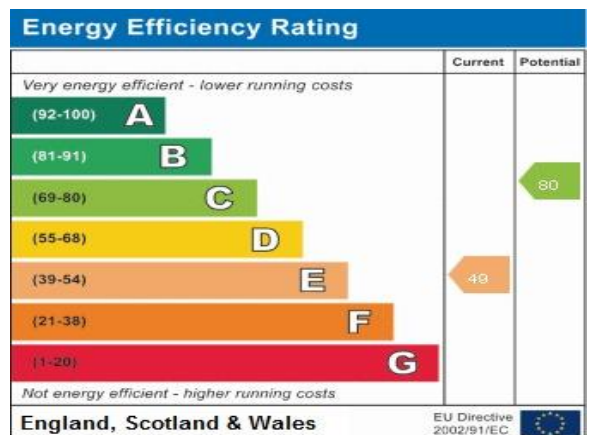
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

- 125 years (less 10 days) from 2 August 1985
- Service charge - £294pcm approx (including water)

COUNCIL TAX BAND: C

EPC RATING: E

JR00004254.MJ.KC.04/06/24.V.1



**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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The Property Ombudsman