



Burlington Court Jesmond

- One bedroom ground floor flat
- Sold as seen, chain free
- Leasehold
- Prime Jesmond Location
- Council Tax Band B/ EPC C

£ 160,000



0191 281 6700
51 St Georges Terrace, Jesmond, NE2 2SX

ROOK
MATTHEWS
SAYER

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

Burlington Court

Jesmond

Located in one of Jesmond's most prestigious locations with fine distant aspect over surrounding landscape, including Jesmond Dene, this impressive ground floor flat is offered with no onward chain. Other attractions include; Entry phone security system, UPVC double glazing, and electric storage heating. The accommodation comprises a well maintained communal hallway leading to; entrance lobby leading off to the hallway, living room with feature period style fireplace and Juliet style balcony with twin French doors, kitchen with built in cooking appliances, double bedroom with built in wardrobes and lavish refitted shower room/w.c. Externally there is a brick built single garage and mature communal gardens.

All services/appliances have not and will not be tested

Communal Hallway

Leading to entrance lobby, hardwood part glazed entrance door.

Hallway

Storage cupboard, night storage heater, entryphone security system.

Living room - 14'4 x 14'4 into double glazed window recess (4.37m x 4.37m into double glazed window recess)

Feature fire surround with cast iron insert, Juliet style balcony with twin French doors, television point, wall light points, two night storage heaters, delightful distant outlook over Jesmond Dene.

Kitchen 8'10 x 7'4 (2.69m x 2.24m)

Double glazed window, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tile splash backs, built in oven hob and extractor, plumbing for washing machine, laminate flooring, fine distant aspect.

Double bedroom 14'4 x 10'1 into range of wardrobes (4.37m x 3.07m into range of wardrobes)

Double glazed window, boxed electric heater, fine aspect.

Shower room/w.c

3 piece white suite comprising; oversized mains shower, wash hand basin, low level w.c, heated towel rail, airing cupboard.

External

Single garage, landscaped communal gardens.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Main

Sewerage: Mains

Heating: Electric

Broadband: Fibre Available

Mobile Signal Coverage Blackspot: No

Parking: Garage

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

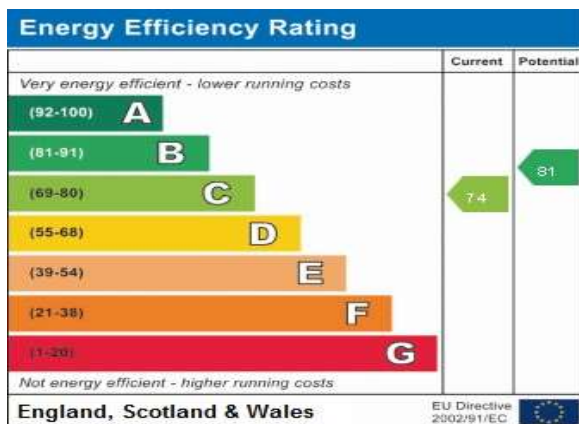
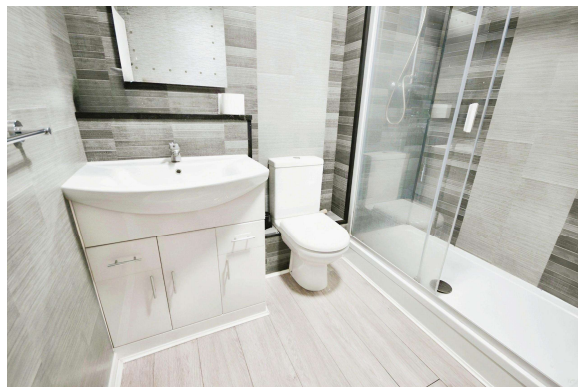
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Leasehold: 999 years from 1 January 2002 (977 years remaining).

COUNCIL TAX BAND: B

EPC RATING: C

JR00004231.MJ.KC.18.06.24.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.

16 Branches across the North-East

