

# **Blythswood**

Osborne Road, Jesmond

- Two bedroom flat
- Balcony with views over Mansion House garden
- Allocated parking bay
- Electric heating
- Lift to all floors
- Leasehold 999 years from 1 January 1975
- EPC rating E
- Council Tax band D





£ 230,000

ROOK MATTHEWS SAYER

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# Blythswood

# Osborne Road, Jesmond

We are delighted to present this exceptional flat for sale. The property is in good condition and offers a comfortable and modern lifestyle with a unique balcony feature that is sure to impress. Comprising of two double bedrooms, one kitchen, one bathroom, and a single reception room, the layout of this flat is both practical and appealing.

One of the bedrooms is specially designed with built-in wardrobes and comes with the added benefit of access to the balcony, allowing for an abundance of natural light and fresh air. The second bedroom, also a double, offers ample space for relaxation and rest. The reception room also features access to the balcony, perfect for entertaining guests or enjoying some quiet time with a breathtaking view.

Available with no upper chain. The property boasts an EPC rating of E and falls within council tax band E.

Situated in a prime location, the flat offers convenient access to public transport links, the Nuffield hospital, Clayton Road shops, and Jesmond Metro station, ensuring that all your daily necessities are within easy reach.

We welcome all prospective investors to come and inspect this excellent flat for themselves. Its great condition, coupled with its desirable location and unique features, make it a fantastic investment opportunity. Seize this chance to secure a valuable asset in a prime location.

# **ENTRANCE HALL**

Entrance door, telephone point, security entry system.

#### LOUNGE - 11'55 x 19'54 (3.48m x 5.92m)

Double glazed window to the front, television point, underfloor heating, access to enclosed balcony.

# KITCHEN - 8'4 x 8'9 (2.54m x 2.67m)

Fitted with a range of wall and base units, built in double electric oven, built in electric hob, extractor hood, tiled walls, tiled floor, Belfast sink, integrated dishwasher and fridge/freezer, hatch to lounge.

#### **UTILITY CUPBOARD**

Wall and base units, space for auto washer.

#### BEDROOM 1 - 16'7 max x 9'1 (5.05m max x 2.77m)

Double glazed window to the rear, fitted wardrobes with mirror fronted sliding doors, underfloor heating.

# BEDROOM 2 - 15'6 max x 7'2 max (4.72m max x 2.18m max)

Fitted wardrobes, underfloor heating, window overlooking onto balcony.

# SHOWER ROOM/W.C

White wash hand basin set in vanity unit, step in shower cubicle with mains fed shower, low level w.c, tiled walls, and heated towel rail.

# PRIMARY SERVICES SUPPLY

Electricity: MAINS Water: MAINS Sewerage: MAINS Heating: MAINS ELECTRIC Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO Parking: ALLOCATED PARKING SPACE

# 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.

- Length of Lease: 999 years from 1 January 1975
- Service charge including ground rent £150 per month approximately

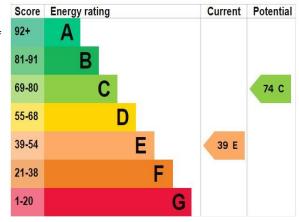
COUNCIL TAX BAND: D
EPC RATING: E

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and w 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 carrout electronic identity verification. This is not a credit check and will not affect your credit score.

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