



St. Georges Terrace

Jesmond

- Two bedroom first floor flat
- No upper chain
- Close to local amenities
- Over 950 sq ft
- Leasehold
- EPC rating C/ Council tax band B

Offers in Excess of £260,000



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St. Georges Terrace

Jesmond

We are pleased to present this desirable first floor mid terraced flat, conveniently situated in a prime location with excellent public transport links and a variety of local amenities within close proximity. The property is located near Jesmond library, West Jesmond metro and Jesmond swimming pool, making it perfectly positioned for all your needs.

This property boasts two spacious double bedrooms, one of which is equipped with built-in wardrobes, offering ample storage space. The home also features a well-equipped bathroom, complete with a separate shower cubicle, ensuring a refreshing and rejuvenating experience.

The charming reception room is a standout with its traditional fireplace, high ceilings, and impressive views from the bay window, inviting in an abundance of natural light. The property also comprises a dining kitchen, which has ample space for preparing meals and entertaining.

The property holds an EPC rating of C and falls within council tax band B. One of the unique features of this property is that there is no upper chain, making the purchasing process easier for any potential buyer.

Whether you're a professional seeking a well-located home or a small family desiring a property close to good schools and amenities, this flat could be the perfect fit. Please don't hesitate to get in touch for further information or to arrange a viewing of this impressive property.

ENTRANCE HALL

Entrance door, stained glass window to the side, wooden flooring, radiator, picture rail.

LOUNGE – 15'11 max x 20'6 max (4.87m max x 16.25m max)

Bay window to the front, marble fireplace, two alcoves, picture rail, part coving to ceiling, ceiling rose, radiator.

KITCHEN -13'8 x 10'5 (4.18m x 3.18m)

Fitted with a range of wall and base units, single drainer sink unit, coving to ceiling, built in electric oven, built in gas hob, extractor hood, space for auto washer, space for auto dishwasher, part tiled walls, wooden flooring, window to the rear, door to the rear.

BEDROOM 1 -16'5 (5.00m) max x 10'10 (3.3m) max into wardrobes

Window to the rear, two built in wardrobes, coving to ceiling, radiator.

BEDROOM 2 – 8'2 x 17'5 (2.5m x 5.3m)

Window to the front, radiator.

BATHROOM/W.C

White 4 piece suite comprising; panelled bath, pedestal wash hand basin, step in shower cubicle with mains fed shower, low level w.c, part tiled walls, heated towel rail, wooden flooring, window to the rear.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL HEATING

Broadband: CABLE

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.

Length of Lease: 999 years from 25 March 1985 (960 years remaining)

COUNCIL TAX BAND: B

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

