



Jesmond Place

Jesmond

- One bedroom ground floor flat
- Close to shops, metro station and amenities on St Georges Terrace
- No upper chain
- Leasehold - 93 years remaining
- Council Tax band B/ EPC rating C

£ 130,000



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Welcome to an immaculate one-bedroom flat, simply perfect for first-time buyers. This property is in excellent condition, ready for you to move in and start making memories. The flat boasts a generous double bedroom, complete with a spacious closet, a modern haven for your wardrobe. The stylish bathroom is equipped with a contemporary shower, offering a refreshing start to your day or a relaxing retreat in the evenings.

The heart of this home is the open-plan kitchen, where you can cook up a storm while entertaining guests or enjoying a quiet evening. This space flows into a delightful reception room, which features a walk-in bay window that bathes the room in natural light, making it the perfect spot for your morning coffee or to unwind with a good book.

One of the unique features of this property is its convenient allocated parking, so you won't have to worry about finding a spot after a long day.

The location couldn't be better, with excellent public transport links, highly regarded schools nearby, and local amenities just a short stroll away. You'll have everything you need right on your doorstep.

The property's EPC rating is 'C', and it falls under the council tax band 'B', offering affordable living in a fantastic location.

This flat is not just a property; it's a lifestyle, an opportunity, a place to call home. Come and see for yourself what makes it so special.

COMMUNAL ENTRANCE

Security entry door system.

ENTRANCE HALL

Entrance door, built in cupboard, telephone point, storage heater.

LOUNGE/KITCHEN:

Lounge Area – 9'10 (3.00m) x 15'7 (4.74m) into bay

Double glazed bay window to the front, laminate flooring, television point, coving to ceiling, storage heater, security entry phone.

Kitchen Area – 7'11 (2.42m) x 7'6 (2.29m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in electric hob, extractor hood, space for auto washer, built in cupboard.

BEDROOM 1 – 11'6 (3.50m) max x 8'9 (2.66m)

Double glazed window to the rear, built in cupboard.

SHOWER ROOM/W.C

White 3 piece suite comprising; wash hand basin set in vanity unit, step in cubicle with electric shower, low level w.c, airing cupboard housing hot water cylinder, electric wall heater, extractor fan.

FRONT GARDEN

Communal, with flower, tree and shrub borders, allocated parking space.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: ELECTRIC STORAGE HEATERS

Broadband: NO BROADBAND CURRENTLY INSTALLED

Mobile Signal Coverage Blackspot: YES

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.

- 125 years (less 10 days) from 1 January 1992
- Service charge - £1600 per annum
- Ground rent - £50 per annum

COUNCIL TAX BAND: B

EPC RATING: C

JR00004310.MJ.KC.15/08/24.V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 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

