



Rosebery Crescent

Jesmond Vale

- Two bedroom top floor apartment
- Surrounded by green spaces
- Close to local amenities
- Integrated kitchen appliances
- Leasehold - 125 years from 1 March 2004
- EPC rating D
- Council tax band B

£ 185,000



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Rosebery Crescent

Jesmond Vale

Presenting to you an immaculate flat for sale, an exquisite composition of modernity and comfort. The property is beautifully configured with two double bedrooms, a well-appointed bathroom, a reception room, and a kitchen. The entire flat is well-maintained and in pristine condition, reflecting meticulous attention to detail and quality.

The heart of this home is undoubtedly its kitchen, bathed in natural light, and equipped with integrated appliances. It offers ample space for cooking and dining, ensuring every meal is a delightful experience. The reception room is another spectacular feature of this property, offering calming views over a small woodland area, providing an escape from the bustling city life without leaving your home.

The property is situated in a highly sought-after location, surrounded by historical features and green spaces. It is conveniently located near public transport links, local amenities, and nearby parks. For those who enjoy outdoor activities, there are plenty of walking and cycling routes to explore.

This property is rated in council tax band B, indicating a moderate annual cost. It is an excellent opportunity for first-time buyers looking to step onto the property ladder, as well as investors seeking a valuable addition to their portfolio.

COMMUNAL ENTRANCE

Entrance porch, security entry door, staircase to all floors

ENTRANCE HALL

Entrance door, split staircase to front and rear

LOUNGE – 10'7 (3.23m) x 16'9 (5.10m)

Double glazed window to front, television point, wood flooring, double radiator, and security entry phone system.

KITCHEN – 15'2 (4.62m) x 7'11 (2.42m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in electric hob, extractor hood, integrated fridge/freezer and washing machine and dishwasher, part tiled walls, tiled floor, wall mounted central heating boiler, radiator, velux window to rear.

BEDROOM 1 – 10'9 (3.26m) max x 10'8 (3.25m) max

Double glazed window to rear, double radiator.

BEDROOM 2 – 8'5 (2.58m) max x 10'5 (3.17m) max

Velux skylight, double radiator.

BATHROOM/WC – 7'11 (2.42m) x 6'2 (1.88m)

White 3 piece suite comprising; panelled bath with mains fed shower over, pedestal wash hand basin, low level wc, tiled wall, tiled floor, double radiator, extractor fan, velux skylight.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL HEATING

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET PARKING

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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 125 years from 1 March 2004 - 104 years remaining

Service Charge: £110pcm

COUNCIL TAX BAND: B

EPC RATING: D

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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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