

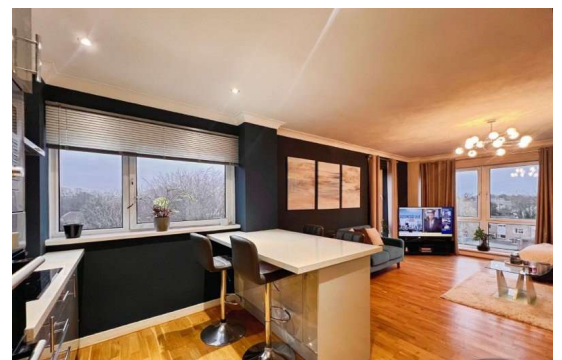


## Dene Court

Jesmond Park East

- Top floor apartment with enviable views
- Two double bedrooms
- Open plan lounge/kitchen
- Single garage
- 999 year lease from 1 April 1967
- Council tax band C
- EPC rating E

**Offers over £160,000**



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# Dene Court

## Jesmond Park East

An immaculate, two-bedroom top floor flat situated within the Jesmond Park Development. This property is a dream come true for first-time buyers, boasting a sought-after location near public transport links, local amenities, and Freeman hospital. Not to mention the nearby schools, walking and cycling routes, and the beautiful Jesmond Dene. The flat is simply delightful, with an open-plan design that encourages a flow of light and energy. As you step in, you'll find a spacious reception room filled with natural light thanks to the large windows. It's a fantastic space where you can entertain your guests or simply relax after a long day. The property features two double bedrooms. Bedroom one is equipped with built-in wardrobes, offering a generous storage solution. The second bedroom is currently used as an office, showcasing the flat's versatility to adapt to your lifestyle needs. The heart of the home undoubtedly is the open plan lounge/ kitchen. It comes complete with integrated appliances, a kitchen island, and a breakfast bar. Whether you're a seasoned chef or a novice cook, this kitchen is sure to inspire culinary creativity. Adding to the property's appeal is the single garage - a unique feature that's hard to find with most flats. Rest assured, your vehicle will have a secure and private place.

### ENTRANCE HALL

Entrance door, built in cupboard.

### LOUNGE/KITCHEN:

**Lounge Area - 4.87m (16'0) x 5.03m (16'6) into door recess - 7.48m (24.7m) overall**

Double glazed windows to the front and side, television point, coving to ceiling, electric wall heater.

**Kitchen Area - 4.08m (13'5) x 2.48m (8'2)**

Fitted with a range of wall and base units, 1 ½ bowl sink unit, single drainer sink unit, built in electric hob, extractor hood, breakfast bar, integrated microwave, fridge/freezer, washing machine and dishwasher, breakfast bar, wooden flooring.

**BEDROOM 1 - 3.38m (11'1) x 3.83m (12'7)**

Double glazed window to the side, built in wardrobe, coving to ceiling, electric heater.

**BEDROOM 2 - 3.84m (12'7) x 2.30m (7'7)**

Double glazed window to the rear, electric wall heater.

### SHOWER ROOM/WC

White 3 piece suite comprising; wash hand basin set in vanity unit, step in shower cubicle with electric shower, low level wc, part tiled walls, heated towel rail, extractor fan.

### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: ELECTRIC HEATING

Broadband: FIBRE

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.

### RISKS

Known safety risks at property: Yes, asbestos present in communal areas. Asbestos management plan by Management Company.

### 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 year lease from 1 April 1967

Ground Rent: £25 per annum

Service Charge: £2600 per annum

**COUNCIL TAX BAND: C**

**EPC RATING: E**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

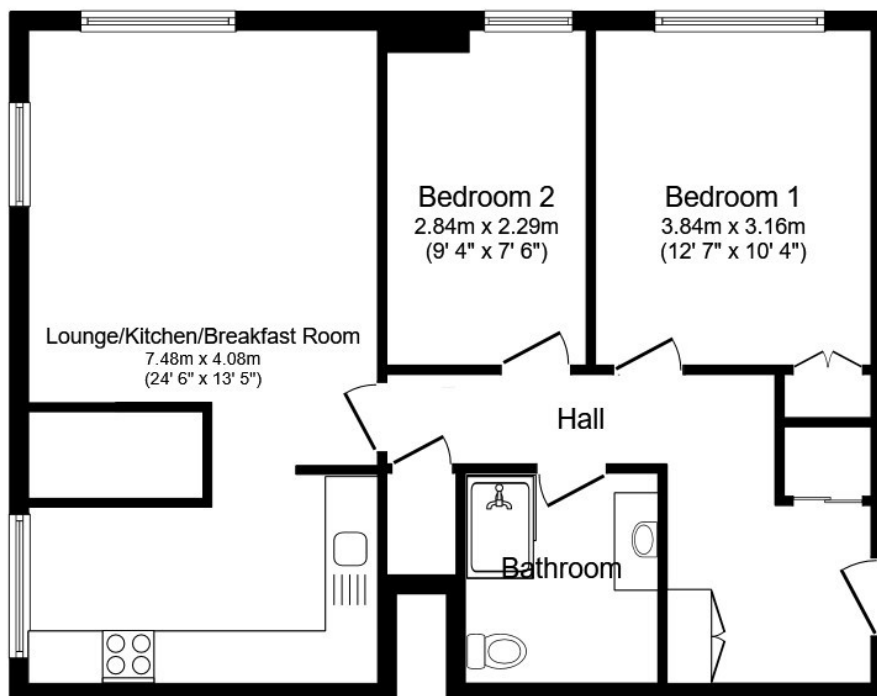
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**Floor Plan**  
Floor area 70.9 sq.m. (764 sq.ft.)

Total floor area: 70.9 sq.m. (764 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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