



## Fernwood Jesmond

- Luxury apartment in sought after development
- Ensuite shower room and family shower room
- Allocated parking bay in secure residents underground garage
- West facing private balcony
- Lift and stairs to all floors
- Leasehold 999 years from 14 November 1983 - 978 years remaining
- EPC rating D
- Council tax band F

**£ 475,000**



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ROOK  
MATTHEWS  
SAYER

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# Fernwood

## Jesmond

### COMMUNAL ENTRANCE

Secure entry phone system.

### ENTRANCE VESTIBULE

### ENTRANCE HALLWAY

Two large storage cupboards, one of which is plumbed for laundry.

### KITCHEN – 4.45m (14'7) x 2.99m (9'10)

Contemporary kitchen with wall and base units, granite work surfaces, mood lighting, gas hob, electric double oven, integrated fridge and freezer, combi boiler, window seat overlooking the grounds.

### LOUNGE/DINER – 8.82m (28'11) x 4.15m (13'7)

Dual aspect garden views and door leading to west facing private balcony.

### BEDROOM 1 – 5.45m (17'11) x 4.24m (13'11)

Spacious double with fitted wardrobes and ensuite.

### ENSUITE –

Walk in shower, WC and sink set in vanity unit, tiled flooring and part tiled walls.

### BEDROOM 2 – 3.97m (13'0) x 2.91m (9'7)

Spacious double with fitted wardrobes.

### SHOWERROOM/WC

Walk in shower, WC and sink set in vanity unit.

### EXTERNAL

Communal gardens, residents secure underground garage parking.

### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL HEATING

Broadband: FIBRE

Mobile Signal Coverage Blackspot: YES – SIGNAL LIMITED

Parking: ALLOCATED PARKING SPACE UNDERGROUND

### 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.

- Service charge £393.86 per month

### COUNCIL TAX BAND: F

EPC RATING: D

JR00004471.MJ.KC.01/04/25.V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	65 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.

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