



Rosebery Place, Jesmond, NE2 1ES

£87,500

Presenting an excellent opportunity for those seeking a comfortable and well-located residence, this delightful two-bedroom home, in a sought-after location, ideal for over 55's only. Available on a 70% shared ownership basis, the property represents an affordable route to home ownership while enjoying a premium position close to public transport links and local amenities.

ROOK
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Two bedroom end link house

70% shared ownership

55 years and over only

Leasehold - a new lease of 60 years will be granted on completion

EPC rating C / Council Tax Band B

No upper chain

For any more information regarding the property please contact us today

ENTRANCE HALLWAY:

Double glazed entrance door, two built in cupboards, double radiator.

LOUNGE/DINING ROOM: 10'10 (3.30m) x 16'10 (5.15m)

Double glazed French doors to the rear, television point, double radiator.

KITCHEN: 7'7 (2.30m) x 10'2 (3.10m)

Fitted with a range of wall and base units, 1 1/2 bowl sink unit, built in double oven, built in gas hob, part tiled walls, wall mounted central heating boiler, integrated fridge freezer and washer.

BATHROOM/WC:

White 3 piece suite comprising; panelled bath with electric shower over, pedestal wash hand basin, low level w.c, part tiled walls, radiator, double glazed frosted window to the front.

BEDROOM ONE: 12'7 (3.84m) max x 10'1 (3.08m)

Double glazed window to the rear, fitted wardrobes, and radiator.

BEDROOM TWO: 9'0 (2.75m) max x 13'1 (3.99m) max - Irregular shape

Double glazed window to the rear, radiator.



T: 0191 281 6700

Jesmond@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: COMMUNAL PARKING WITH PERMIT

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.

- Leasehold - a new lease of 60 years will be granted on completion
- Annual payment to landlord from 1st April 2025 - £1725.11 reviewed annually
- Any potential buyer/s will need to be assessed by Landlord, prior to sale being agreed

COUNCIL TAX BAND: B

EPC RATING: C

JR00004454.MJ.KC.08/10/25.V.1

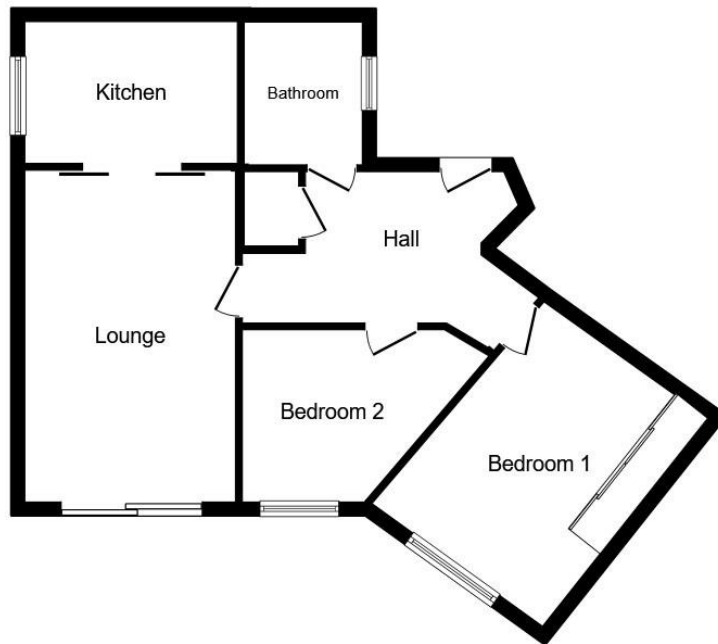


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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6 Rosebery Place

Floor Plan

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

VERSION 1

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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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