

# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





📍 Queens Road, Jesmond NE2 2PR

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## Offers Over £100,000

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New to the market is this one bedroom split level apartment, situated in a prime location in Jesmond, close to the centre of Newcastle.

This property is ideal for investors with a tenant in situ.

The property begins with a communal entrance to the lobby/living room and an open plan kitchen with fitted units, including a built in oven & hob.

Stairs from the living room lead to the first floor bedroom with built in wardrobes, and a shower room.

The property also features gas central heating and intercom system. There is a superb use of space and modern decor throughout. Viewing is highly recommended.

Jesmond is considered one of the most culturally vibrant and eclectic areas in Newcastle upon Tyne. A mixture of both affluent residential areas and upmarket student lettings, Jesmond is hailed as one of the trendiest and most prosperous places in the region. Jesmond offers an elite set of bars, restaurants and shops yet offers stunning walks in the popular Jesmond Dene.

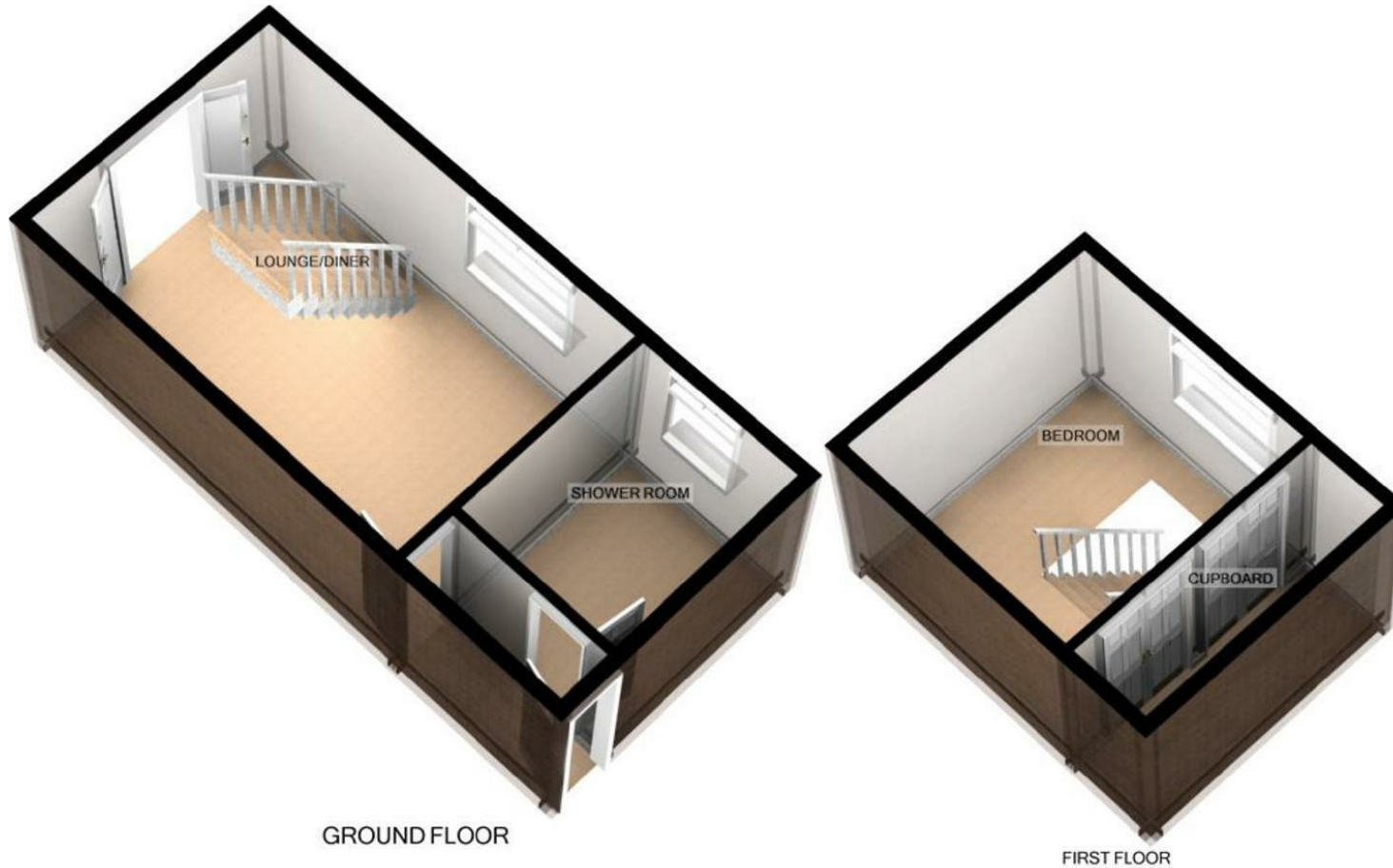
Property lease has now been extended to 250 years.

Council Tax Band: A  
Tenure: Leasehold - 250 years remaining  
Service Charge: £21pcm

PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.



# PROPERTY FLOORPLAN



GROUND FLOOR

FIRST FLOOR

QUEENS ROAD

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
Made with Metropix ©2018

## Measurements:

KITCHEN/DINER  
15'4" x 10'0"

BEDROOM  
10'4" x 9'9"

SHOWER ROOM  
6'8" x 5'8"

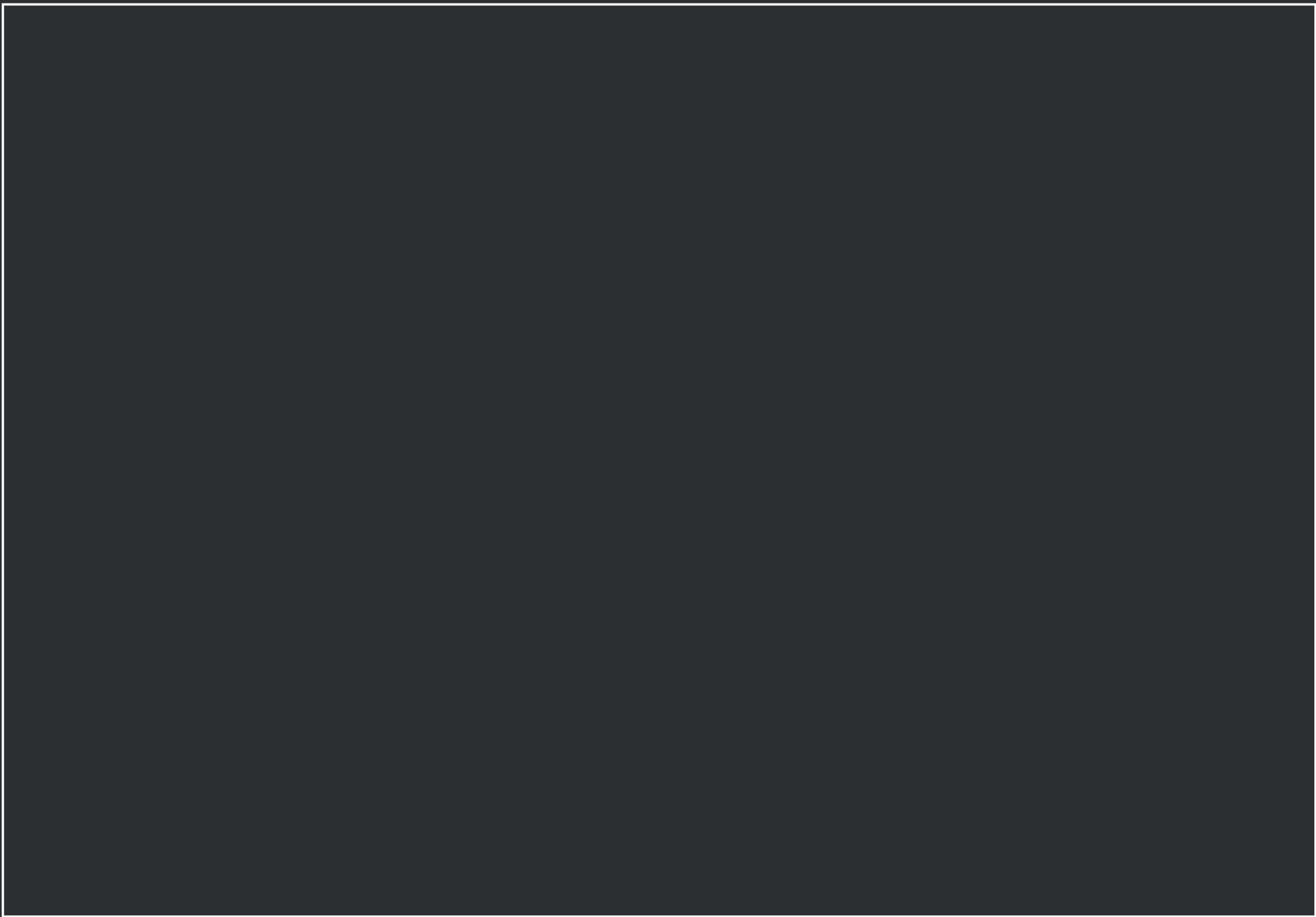
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC







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