



Flat D, 32 Clayton Road

Jesmond

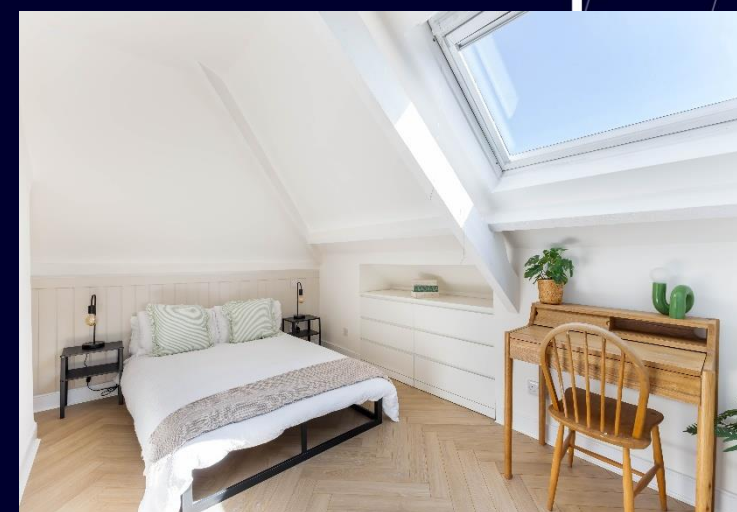


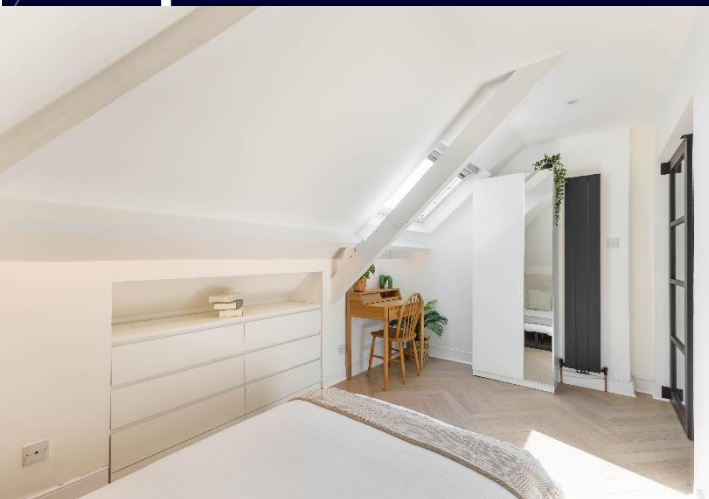
## Flat D, 32 Clayton Road, Jesmond, NE2 4RQ

Flat D is a charming and well presented one bedroom top floor apartment, ideally positioned within the highly desirable Clayton Road area of Jesmond, with the rare benefit of allocated off-street parking. The city centre, Jesmond's vibrant cafés, boutique shops, and excellent transport links are just a short stroll away.

The property has been comprehensively and sympathetically renovated to a high standard, creating a stylish, contemporary living environment whilst retaining period charm. Improvements of note include a newly fitted bathroom, herringbone flooring throughout, a full re-wire and an EPC rating of C.

The kitchen has a clean, fresh finish with shaker units, black accents and white tiling. It is well appointed with a Franke sink and tap, a gas hob and cooker, fridge/freezer and washing machine. Useful loft storage is available above the kitchen.





The characterful living area features attractive exposed beams and dual aspect windows, flooding the room with natural light and creating a warm, inviting atmosphere. A dining area connects the living space and kitchen, creating an ideal open plan layout for entertaining. Feature lighting enhances the space, while the fireplace surround provides a lovely nod to the property's original features.

The bedroom is well designed, accessed through sleek glazed sliding doors and arranged with a desk and ample storage. A large south facing Velux window draws in natural light, while subtle recessed lighting creates a cosy, ambient feel.

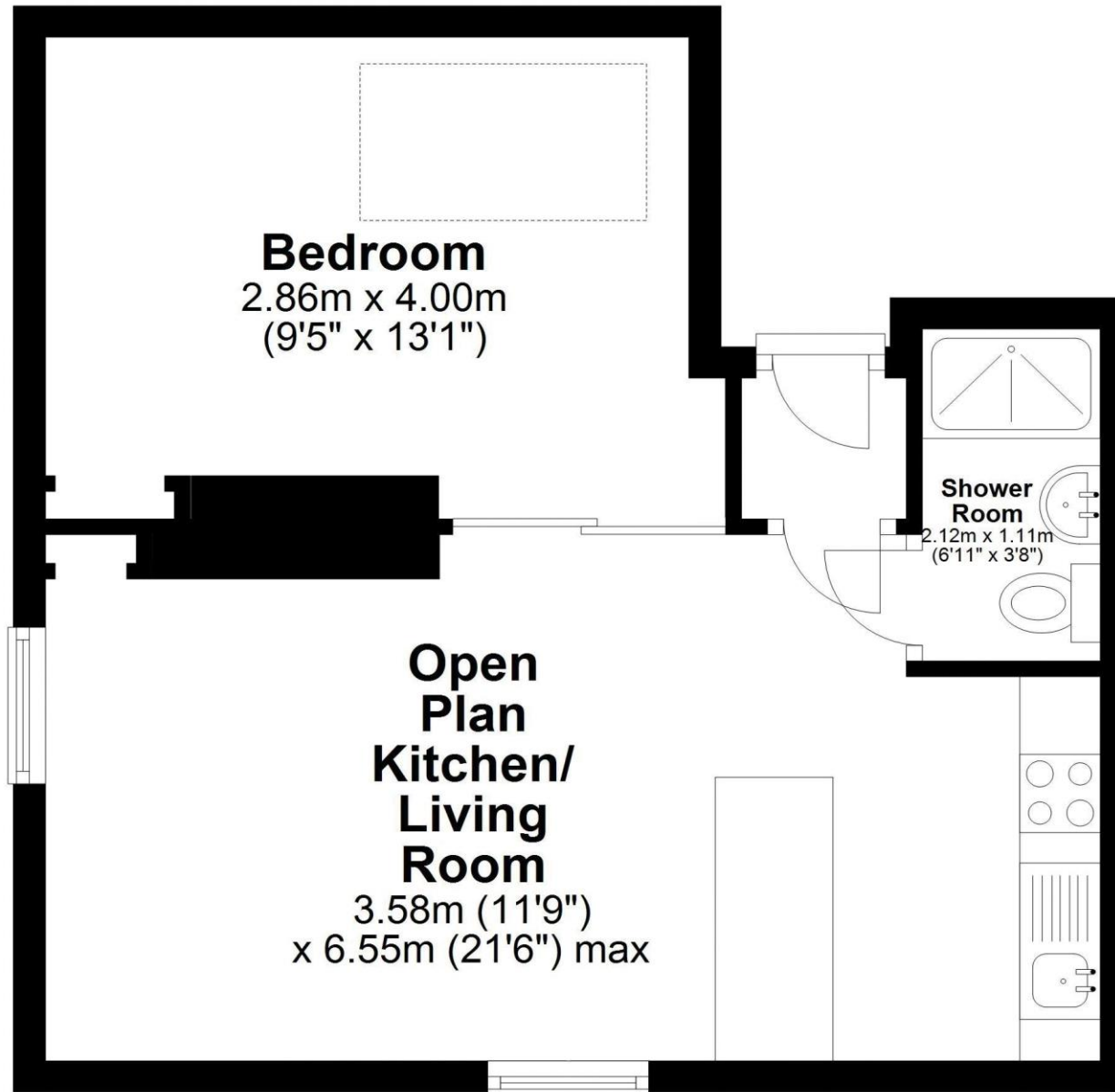
Externally, the allocated off-street parking space is conveniently located to the side of the property. Set within the Brandling Village Conservation Area and with approximately 975 years remaining on the lease and a share of freehold, the property offers long-term peace of mind.

Services | Mains; Electricity, Gas, Water & Drainage | Tenure; Leasehold | Share Of Freehold | Lease Term Remaining; 975 Years | Maintenance Charge; £1,200 Per Annum | Council Tax; Band A | EPC Rating; Band C

**Price Guide: Offers Over £175,000**

# Third Floor

Approx. 38.3 sq. metres (412.5 sq. feet)



Total area: approx. 38.3 sq. metres (412.5 sq. feet)

**32D Clayton Road, Jesmond**



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