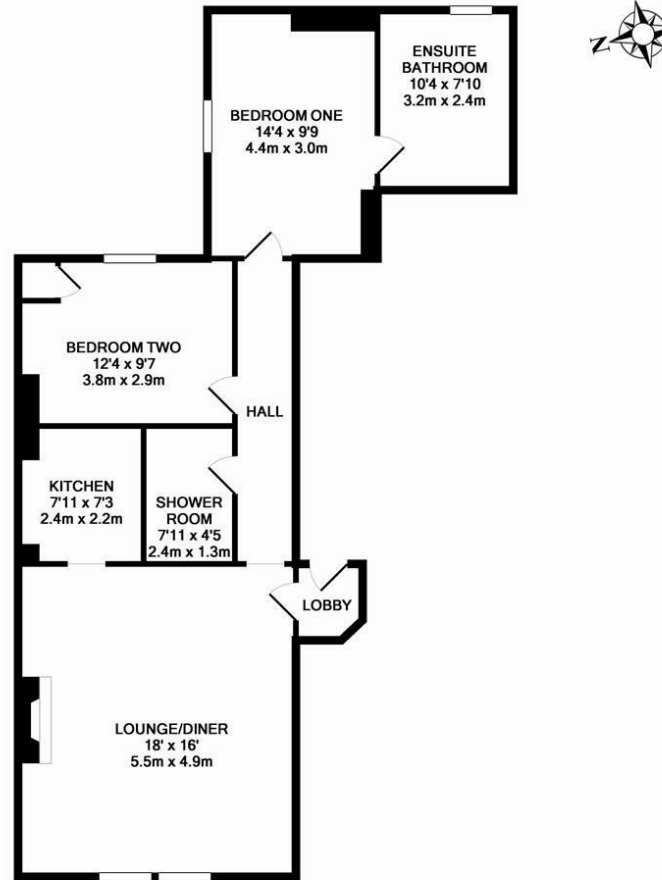




Set behind lawned communal gardens, a charming first floor apartment, forming part of a sensitive conversion of a double-fronted, Victorian townhouse on Tankerville Terrace. In the heart of the Brandling Village Conservation Area, Tankerville Terrace is well situated close to Jesmond Metro Station, the shops, restaurants and cafés of Jesmond and indeed Newcastle City Centre itself.

Well presented throughout and retaining a wealth of period features, the accommodation briefly comprises: communal entrance hall with staircase to first floor; private entrance lobby; a delightful 18ft lounge/diner with tall ceilings, period fireplace and west-facing sash windows which opens to a stylish kitchen with integrated appliances. The split-level hallway gives access to a re-fitted shower room/WC and two double bedrooms, both with cast iron radiators and bedroom one with generous re-fitted, en-suite bathroom with four-piece suite including walk-in shower and free standing roll top bath. The community boasts shared use of lawned gardens to the front and rear, a delightful roof-terrace with artificial lawn and garage storage. Well presented throughout, this great apartment demands an early internal inspection!

Stylish Conversion Apartment | 788 Sq ft (73.2m<sup>2</sup>)  
 | First Floor | Two Double Bedrooms | 18ft Lounge/Diner | Refitted Kitchen | Shower Room & Generous En-Suite Bathroom | Communal Gardens & Roof Terrace | Period Features | Brandling Village Conservation Area | Service Charge £1,800 Per Annum | Leasehold: 956 Years Remaining | EPC Rating: D



TOTAL APPROX. FLOOR AREA 788 SQ.FT. (73.2 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Offers Over £300,000**

**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

