



# 8c Granville Road

Jesmond



## 8c Granville Road, Jesmond, Newcastle Upon Tyne, NE2 1TP

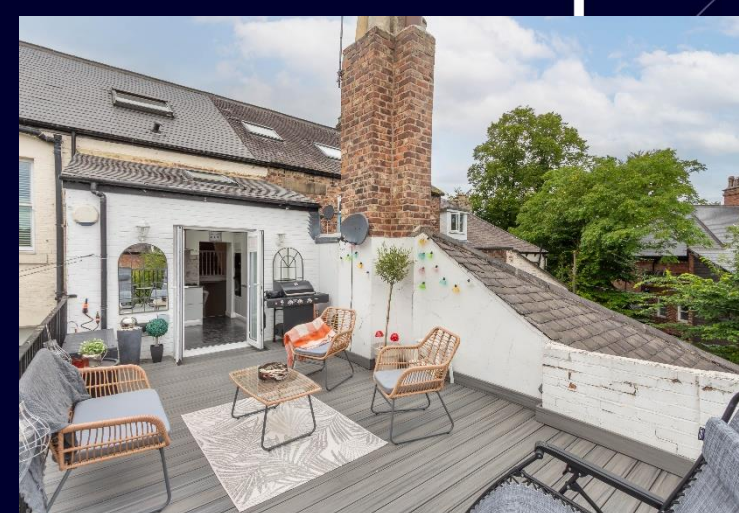
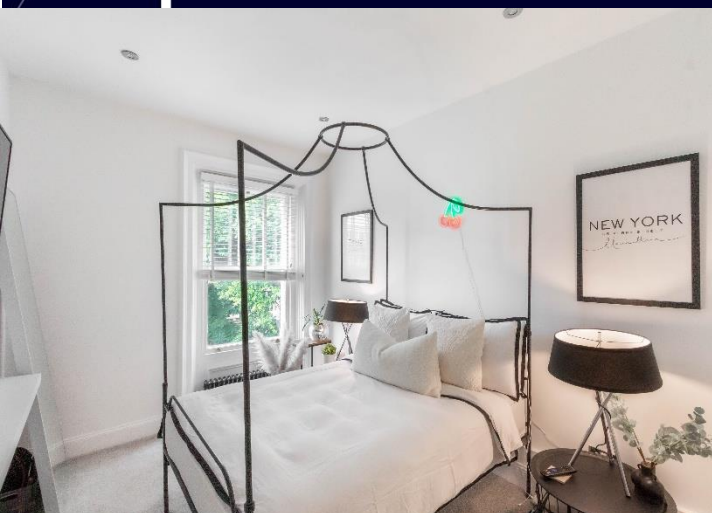
Immaculately Presented & Substantial Three Bedroom Maisonette Apartment Boasting a Large Private Terrace, Three Double Bedrooms, Two Bathrooms, Living Room, Dining Room & Off Street Parking!

This excellent conversion apartment is ideally positioned to the top floor of this sensitive Victorian conversion that is located on Granville Road, Jesmond. Granville Road, which is tucked just off from Jesmond Road and Fernwood Road, is perfectly placed to provide direct access into central Jesmond with its shops, cafes and restaurants.

The apartment is also located only a short walk from Jesmond Metro Station and Newcastle City Centre, Northumbria University and is also equidistant from both the RVI and Freeman hospitals.

Boasting over 1,500 sq.ft of internal accommodation, the apartment briefly comprises: Communal entrance hall with secure entry phone system | Private access at first floor level | Entrance lobby with staircase leading to the second floor | Modern kitchen with integrated appliances throughout, skylight and glazed French doors leading onto the private terrace | Hallway with understairs storage | Substantial living room with south facing aspect which is open to the dining room | Bedroom three which is a good sized double with walk in wardrobe | Stylish shower room/wc.





The stairs then lead up to the top floor and give access to two further bedrooms | Bedroom two is a further generous double bedroom with double Velux windows and walk in wardrobe | Bedroom one is the final double bedroom, also with Velux window and walk in wardrobe | Bedrooms one and two share access to a Jack and Jill bathroom with a modern three piece suite.

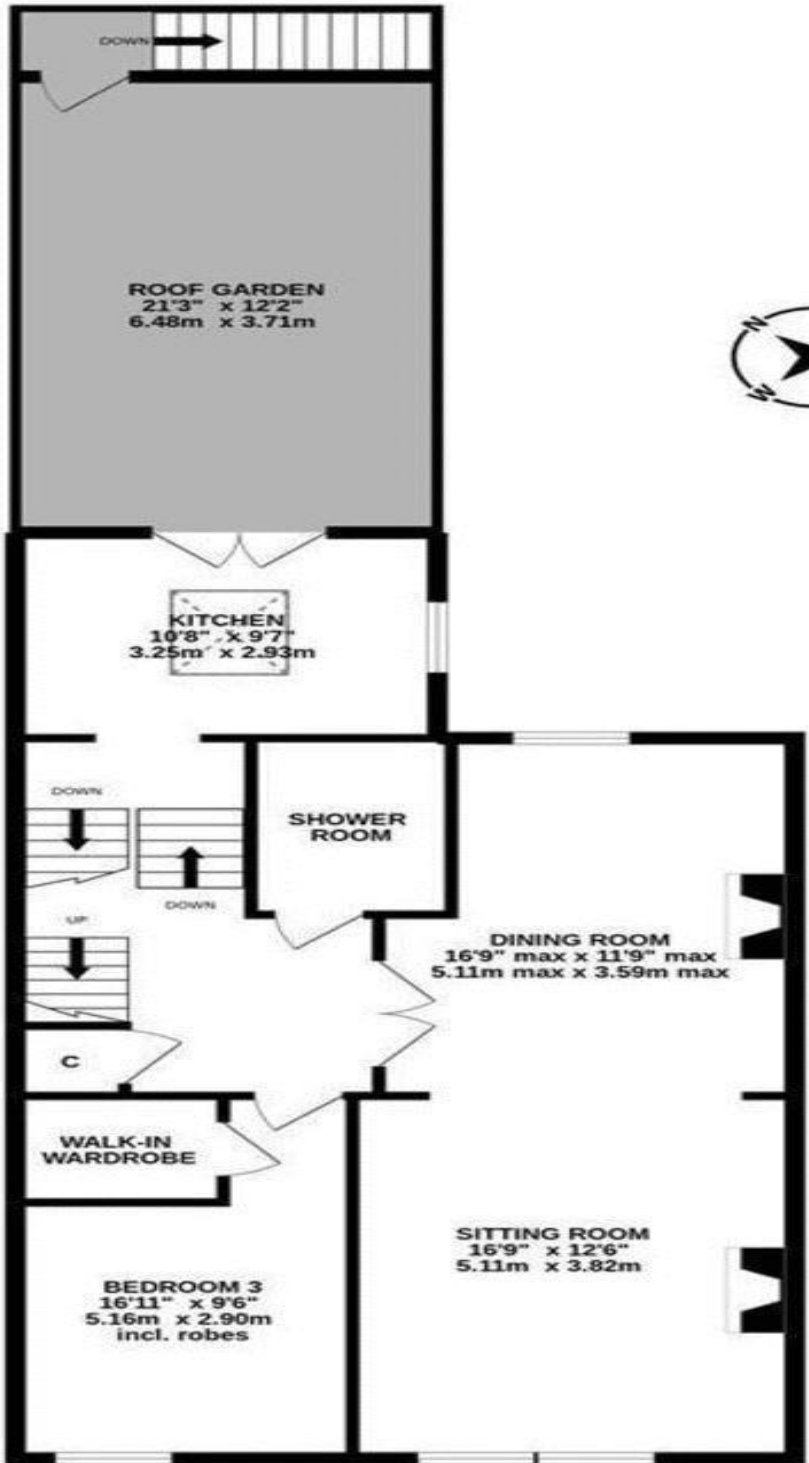
Externally, this stunning apartment offers a private decked roof terrace measuring over 21ft in length and is ideal for outdoor entertaining in the warmer months | Off street parking for one vehicle to the rear.

Tastefully renovated and with gas 'Combi' central heating, early viewings are strongly recommended!

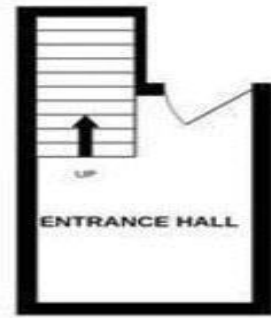
Services: Mains electric, gas, water & drainage | Tenure: Leasehold | Lease Term Remaining; 936 Years | Council Tax: Band D | Energy Performance Certificate: Rating D

Price Guide: Guide Price £440,000

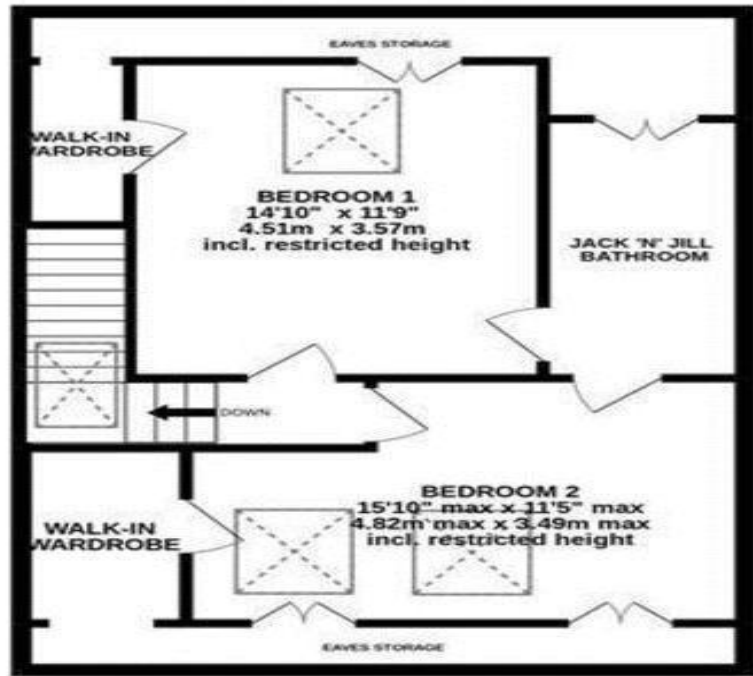
2ND FLOOR  
845 sq.ft. (78.5 sq.m.) approx.



1ST FLOOR  
80 sq.ft. (7.4 sq.m.) approx.



3RD FLOOR  
630 sq.ft. (58.6 sq.m.) approx.



**TOTAL FLOOR AREA : 1555 sq.ft. (144.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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