



**\*\*AVAILABLE IMMEDIATELY\*\* \*\*BRAND NEW KITCHEN & CARPETS\*\* \*\*TOP FLOOR CONVERSION FLOOR APARTMENT\*\***  
**\*\*FURNISHED\*\*** Occupying the second floor of this fine Victorian conversion, this is a well apportioned apartment set over a split level landing, with good sized double bedrooms, an open plan reception space and situated in a brilliant central Jesmond location, this super property is not to be missed!



With newly fitted carpets throughout as well as newly installed lighting, the accommodation briefly comprises a well kept communal entrance hall with stairs to the 2nd floor; the apartment itself has a private hallway, split-level with storage cupboard, leading to bedroom one to the rear, a spacious double; bathroom WC with three piece suite; bedroom two to the front, another double with built in storage cupboard, Velux style window and new furnishings; 16ft open plan reception space comprising a lounge area with Velux style window, wall mounted TV and storage cupboard as well as a brand new fitted kitchen, including brand new appliances and breakfasting bar. Externally there is on street permit parking to the front.

Available on a furnished basis, with electric heating and double glazed windows. An ideal property for a professional couple or professional sharers alike.

Available Immediately | £1,200pcm | 2nd Floor Conversion Apartment | 598 Sq ft (55.5 m2) | Brand New Kitchen | Brand New Carpets & Lighting | Two Double Bedrooms | Open Plan Lounge | Bathroom WC | Good Storage Space | On Street Permit Parking | | Excellent Central Jesmond Location | Furnished | Elec Heating & DG | Council Tax Band: A | EPC Rating: E

**£1,200 PCM**

**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.

2ND FLOOR  
598 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA: 598 sq.ft. (55.5 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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