



## Little Dene Jesmond

- Luxury apartment
- Two double bedrooms
- No onward chain
- Lift access
- Double garage
- Private south westerly facing balcony

Guide Price **£ 475,000**

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ROOK  
MATTHEWS  
SAYER

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# Little Dene, Jesmond

A rare opportunity to purchase this luxury 2 bedroom apartment located within the much sought after Little Dene development just off Lodre Road. The property occupies an elevated position with private south westerly facing balcony and boasts in excess 1150 sq ft floor area. It features an array of quality fixtures and fittings together with spacious sitting room, 2 double bedrooms, quality fitted high gloss kitchen with integrated appliances, shower room and a separate wc/utility. Additional benefits include modern gas fired central heating, UPVC double glazing, secure communal entrance with lift access and double garage. The apartment is well placed for access into central Gosforth and Jesmond as well as being close to the Town Moor. There are also frequent bus and metro links nearby.

The property comprises secure communal entrance with lift access to the 4th floor. Upon entering the apartment there is a hallway with ample storage cupboards which leads to a large sitting room with hardwood flooring and French doors that lead to the private balcony. There is a good size breakfasting kitchen with a range of quality fitted high gloss wall and base units with integrated appliances. There are 2 double bedrooms both with fitted wardrobes with the master bedroom also having access to the private balcony. There is a shower room together with a separate wc/utility. The property also features modern gas fired central heating, UPVC double glazing and a double garage in the basement.

## **ENTRANCE DOOR LEADS TO: SECURE COMMUNAL ENTRANCE ENTRANCE HALL**

Entrance door, built in cupboard, radiator.

## **WC/UTILITY**

Low level WC, wash hand basin, shaver point, radiator, space for automatic washer.

## **SITTING ROOM 20'6 x 17'11 (6.25 x 5.46m)**

Double glazed window, built in cupboards, double glazed French door to balcony, solid oak flooring, two double radiators.

## **BREAKFAST KITCHEN 17'11 x 10'5 (5.46 x 3.18m)**

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in induction hob, solid oak flooring, wall mounted combination boiler, radiator, double glazed windows, integrated dishwasher.

## **BEDROOM ONE 18'0 x 12'8 (5.49 x 3.86m)**

Double glazed window, double glazed French doors to balcony, double radiator.

## **BEDROOM TWO 14'8 (plus recess) x 10'7 (4.47 x 3.23m)**

Double glazed window, built in wardrobe, double radiator.

## **BATHROOM/W.C.**

Four piece suite comprising: panelled bath, wash hand basin, step in shower cubicle, and low level WC. Part tiled walls, tiled floors, heated towel rail, extractor fan.

## **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage & On Street

## **MINING**

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

## **RESTRICTIONS AND RIGHTS**

Restrictions on property? Yes: Lease prevents you from running a business.

## **ACCESSIBILITY**

This property has "has / has no" no accessibility adaptations:

- Lift access to floor

## **TENURE**

Leasehold. It is understood that this property is leasehold.

Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 1969

Ground Rent: Residents have share of freehold – no ground rent

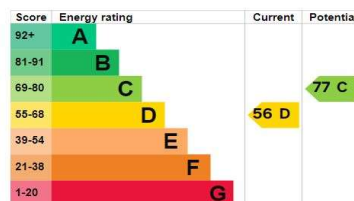
Service Charge: £4,266 (including water) per annum

Any Other Charges/Obligations: N/A

## **COUNCIL TAX BAND: E**

## **EPC RATING: D**

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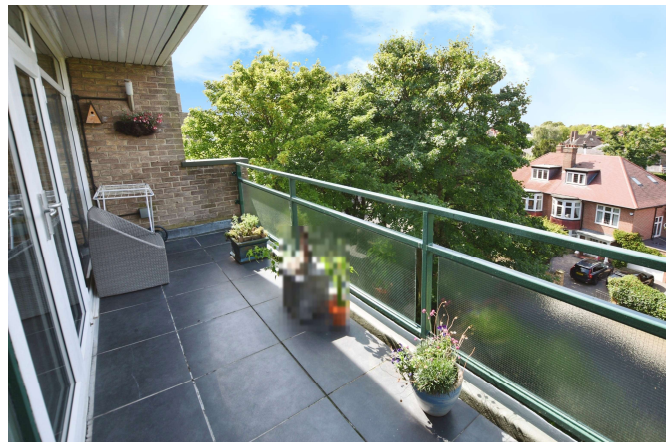
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The Property  
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