



Blythswood North

Jesmond

- Two bedroom ground floor apartment
- Purpose built development with lift to all floors
- Allocated parking within underground parking
- Electric underfloor heating
- No upper chain
- Balcony
- Leasehold - 999 years from 1 January 1975
- Council tax band D/ EPC rating F

£ 200,000



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Presenting a charming 2-bedroom flat, within this purpose built development. This property is unique in its appeal, situated in a location that boasts excellent public transport links and close proximity to local amenities, making it a perfect fit for anyone who appreciates easy access to city life.

The flat is in need of some updating, making it an ideal opportunity for potential buyers who are looking for a property they can personalise and transform into their dream home, the flat offers a great potential. It contains a reception room, a kitchen, separate w.c., two double bedrooms, a shower room/w.c and an enclosed balcony. The layout is well-proportioned and can be easily adapted to suit your personal lifestyle and taste.

One of the standout features of this property is the inclusion of allocated parking. This is a highly sought-after feature in urban areas and is a significant convenience for those who own a car. Further adding to the appeal of this property is the balcony, positioned off both the lounge and main bedroom, which offers a nice space to relax and unwind after a long day.

The property falls within the Council Tax Band D, and details of the exact charges can be obtained from the local council.

In conclusion, this flat offers a fantastic opportunity for those looking to put their own stamp on a property, and its location and features make it a truly desirable choice.

ENTRANCE HALL

Entrance door, security entry phone, two built in cupboards, one with mirror sliding doors, housing the hot water tank.

CLOAKROOM/W.C

Low level w.c, wash hand basin, space for auto washer.

LOUNGE – (22'0 max) 19'8 x 11'5 / (6.71m max) 6.01m x 3.48m

Double glazed window to the front, television point, door onto balcony, wall light points.

KITCHEN – 8'4 max x 8'11 (2.54m max x 2.72m)

Fitted with a range of wall and base units, double sink unit, built in double oven, built in electric hob, extractor hood.

INNER HALL:

Leading to shower room/w.c and bedroom one.

BEDROOM 1 – 9'1 x 15'1 max into door recess (2.78m x 5.00 max into door recess)

Double glazed window to the side, fitted wardrobes with mirror fronted sliding doors, electric wall heater, television point, door leading to balcony.

SHOWER ROOM/W.C – 7'3 x 5'11 (2.20m x 1.81m)

White 3 piece suite comprising; pedestal wash hand basin, step in shower cubicle with mains fed shower, low level w.c, heated towel rail.

BEDROOM 2 – 7'2 x 15'10 (2.20m x 4.83m)

Double glazed window looking onto balcony.

EXTERNAL

Allocated parking space, communal gardens with tree and shrub borders.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: ELECTRIC

Broadband: NOT CURRENTLY INSTALLED

Mobile Signal Coverage Blackspot: NO

Parking: ALLOCATED PARKING SPACE

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.

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.

COUNCIL TAX BAND: D

EPC RATING: F

JR00004307.MJ.KC.28/08/24.V.2



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		39 E
21-38	F	34 F	
1-20	G		

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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