



Otterburn Villas North

Jesmond

- Top floor flat
- Two bedrooms
- Sought after location
- Leasehold - 999 years from 18 October 1993
- Share of Freehold
- Council tax band B
- EPC rating to follow

£ 175,000



0191 281 6700
51 St Georges Terrace, Jesmond, NE2 2SX

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MATTHEWS
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www.rookmatthewssayer.co.uk
jesmond@rmsestateagents.co.uk

Otterburn Villas North

Jesmond

Welcome to this delightful 2-bedroom flat, situated on Otterburn Villas North, in the heart of Brandling Village. This charming property is perfect for couples, first-time buyers, and investors looking for a fantastic opportunity in a convenient location.

As you step into this lovely flat, you'll find a warm and inviting hallway, which leads to kitchen and bathroom, the split level stairs take you up to the reception room, which offers a great space to relax and entertain and both bedrooms.

Positioned close to local amenities, this flat offers the best of both worlds - a peaceful home and a vibrant neighbourhood. Whether you're looking to indulge in some retail therapy, dine out or simply enjoy a leisurely stroll, everything you need is just a short walk away.

In summary, this 2-bedroom flat offers a fantastic opportunity to own a well-presented property in a desirable location. With its spacious rooms and proximity to local amenities, it's an opportunity not to be missed. This could be the perfect home you've been searching for, or the ideal investment opportunity you've been waiting for.

COMMUNAL ENTRANCE

Stairs to first floor.

ENTRANCE HALL

Entrance door, staircase to top floor (lounge and bedrooms 1 and 2), radiator, doors to kitchen and bathroom/wc.

LOUNGE – 15'5 x 12'1 (4.7m x 3.7m)

Double glazed window to the front, television point, and radiator.

KITCHEN – 10'2 x 8'10 (3.1m x 2.7m)

Fitted with a range of wall and base units, built in electric oven, built in gas hob, extractor hood, space for auto washer, part tiled walls, double glazed window to the rear.

BEDROOM 1 – 12'9 max x 12'5 max (3.9m max x 3.8m max)

Double glazed window to the side, stripped wooden flooring, and radiator.

BEDROOM 2 – 15'5 x 6'10 (4.7m x 2.1m)

Double glazed window to the front, radiator.

BATHROOM/WC – 8'10 max x 8'2 max (2.7m max x 2.5m max)

White panelled bath with mains fed shower over and glass shower screen, pedestal wash hand basin, low level wc, part tiled walls, double glazed frosted window to the rear.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL HEATING

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET - PERMIT

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

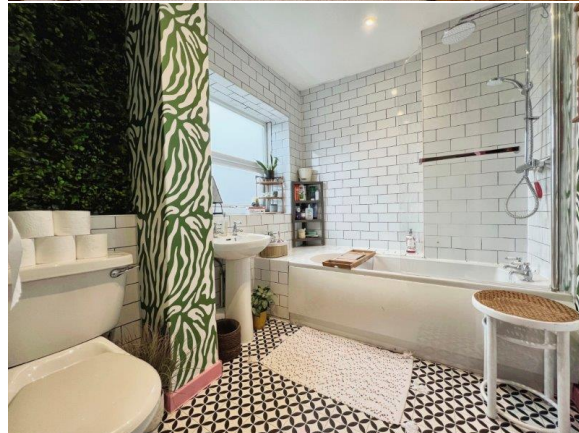
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

- 999 years from 18 October 1993 - Peppercorn ground Rent

COUNCIL TAX BAND: B

EPC RATING: TBC

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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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