



Fernwood

Clayton Road, Jesmond

- Spacious purpose built apartment
- Third floor
- Two double bedrooms
- Sought after location
- Allocated underground parking space
- West facing balcony overlooking communal gardens
- Leasehold
- EPC to be confirmed/ Council tax band E

Offers over £350,000



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Fernwood

Clayton Road, Jesmond

Welcome to this spacious third floor 2-bedroom apartment within this sought after purpose build development. The property offers well proportioned accommodation throughout and ready for immediate occupation without the need for any work.

Upon entering, you'll be taken by the spacious hallway which leads into the main reception room, filled with an abundance of natural light from the large windows and complete with a door leading to an enclosed balcony. This west-facing balcony is a unique feature of the property, offering a perfect spot for enjoying a cup of tea or an evening drink.

The flat boasts a beautifully modern kitchen with granite countertops which is not just a place to cook, but a place to live. The breakfasting kitchen also features a charming window seat, offering a cosy nook to enjoy your morning coffee.

Both bedrooms are generously sized doubles, with the master bedroom further benefitting from a walk-in closet - a dream for those who appreciate ample storage space. The bathroom is a refitted shower room, adding a touch of modern luxury to this charming home.

The flat is ideally located with excellent public transport links, nearby schools, and the Nuffield hospital in close proximity. An added bonus is an allocated parking space, providing added convenience for car owners.

VESTIBULE - 9'9 max x 7'4 max (2.98m max x 2.25m max)

Entrance door, security entry phone system, dado rail, hanging for cloaks, built in storage and shelving, coving to ceiling.

ENTRANCE HALL - 18'3 max x 7'3 max (5.55m max x 2.20m max)

Part glazed entrance door, two built in cupboards, radiator set in decorative cabinet, dado rail, coving to ceiling.

LOUNGE - 19'2 x 14'1 (5.84m x 4.30m)

Marble fireplace, inset and hearth, electric fire, two alcoves, television point, coving to ceiling, ceiling rose, radiator in decorative cabinet, double glazed door and windows leading to enclosed balcony.

BREAKFAST KITCHEN - 10'6 x 13'6 (3.21m x 4.13m)

Fitted with a range of wall and base units, granite work surfaces, 1 ½ bowl sink unit, gas cooker point, space for auto washer, pull out pantry shelving, integrated fridge/freezer, wall mounted central heating boiler in cupboard, radiator, double glazed window to the side with window seat, coving to ceiling.

BEDROOM 1 - 14'2 max x 11'3 (4.31m max x 3.43m)

Double glazed window to the side, coving to ceiling, radiator.

WALK IN CUPBOARD (6'3 x 7'0 (1.92m x 2.13m)

Off bedroom 1, originally en suite shower room.

BEDROOM 2 - 14' 2 x 9'11 (4.33m x 3.01m)

Double glazed window to the side, coving to ceiling, radiator.

SHOWER ROOM/WC

White 4 piece suite comprising; step in shower cubicle with mains fed shower, low level wc, wash hand basin, bidet, tiled walls, tiled floor, heated towel rail.

EXTERNAL

Communal garden laid mainly to lawn, flower, tree and shrub borders, allocated underground parking.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL HEATING

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ALLOCATED PARKING SPACE UNDERGROUND

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.

Length of Lease: 125 years (less the last 3 days) from 14 November 1983

Service Charge: £3239.81 per annum (Ground rent inclusive)

COUNCIL TAX BAND: E

EPC RATING: TBC

JR00004327.MJ.KC.18/09/24.V.1



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