



Burlington Court

Jesmond

- One bedroom lower ground floor flat
- Prime Jesmond Location
- No upper chain
- Leasehold - 999 years from 01/01/2002
- Sold as seen
- EPC rating D/ Council tax band B

£ 165,000



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

ROOK
MATTHEWS
SAYER

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

Burlington Court

Jesmond

PROPERTY DESCRIPTION

A well presented lower ground floor apartment, perfectly placed within Burlington Court, Adderstone Crescent, Jesmond. Situated behind St George's Church and arguably one of Newcastle's most prestigious residential addresses, Adderstone Crescent is perfectly placed to give access to the vast amenities within Jesmond. The apartment itself, briefly comprises entrance vestibule, entrance hall, lounge with doors directly out over the communal gardens, kitchen, one bedroom, and bathroom/w.c. The apartment enjoys well maintained communal gardens and a private garage. Available with no upper chain.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS ELECTRIC

Broadband: FIBRE AVAILABLE (NOT CURRENTLY INSTALLED)

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE

All services/appliances have not and will not be tested

COMMUNAL ENTRANCE

Security entrance system.

VESTIBULE

Part glazed entrance door.

ENTRANCE HALL

Entrance door, built in cupboard, security entry phone, storage heater in decorative cabinet.

LOUNGE – 14'5 max x 14'8 max (4.39m max x 4.47m max)

Double glazed window and patio doors to the rear, wood effect fireplace, electric fire, television point, wall light points, coving to ceiling, and two storage heaters in decorative cabinets.

KITCHEN – 8'10 x 7'6 (2.69m x 2.29m)

Fitted with a range of wall and base units, single drainer sink unit, space for fridge, built in electric oven, built in electric hob, extractor hood, space for auto washer, part tiled walls. Double glazed window to the rear.

BEDROOM 1 – 14'4 x 10'3 max (4.37m x 3.12m max)

Double glazed window to the rear, storage heater in decorative cabinet.

BATHROOM/W.C

White panelled bath with mains fed shower over, pedestal wash hand basin, low level w.c, heated towel rail, airing cupboard housing hot water cylinder.

EXTERNAL

Detached garage to the front of the property, with up and over door, communal gardens.

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

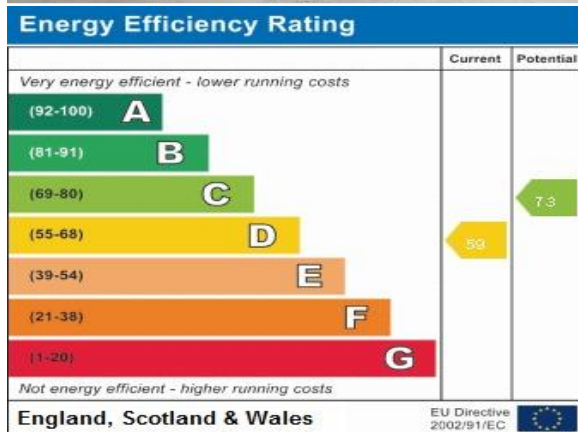
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

- Leasehold - 999 years from 1 January 2002 (977 years remaining)
- Service Charges: £346.12 per quarter (approx)

COUNCIL TAX BAND: B

EPC RATING: D

JR00004179.MJ.KC.12/04/24.V.1



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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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