



## Blythswood

Osborne Road, Jesmond

- Two bedroom flat
- Balcony with views over Mansion House garden
- Allocated parking bay
- Electric heating
- Lift to all floors
- Leasehold - 999 years from 1 January 1975
- EPC rating E
- Council Tax band D



**£ 230,000**

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SAYER

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# Blythswood

## Osborne Road, Jesmond

We are delighted to present this exceptional flat for sale. The property is in good condition and offers a comfortable and modern lifestyle with a unique balcony feature that is sure to impress. Comprising of two double bedrooms, one kitchen, one bathroom, and a single reception room, the layout of this flat is both practical and appealing.

One of the bedrooms is specially designed with built-in wardrobes and comes with the added benefit of access to the balcony, allowing for an abundance of natural light and fresh air. The second bedroom, also a double, offers ample space for relaxation and rest. The reception room also features access to the balcony, perfect for entertaining guests or enjoying some quiet time with a breathtaking view.

Available with no upper chain. The property boasts an EPC rating of E and falls within council tax band E.

Situated in a prime location, the flat offers convenient access to public transport links, the Nuffield hospital, Clayton Road shops, and Jesmond Metro station, ensuring that all your daily necessities are within easy reach.

We welcome all prospective investors to come and inspect this excellent flat for themselves. Its great condition, coupled with its desirable location and unique features, make it a fantastic investment opportunity. Seize this chance to secure a valuable asset in a prime location.

### ENTRANCE HALL

Entrance door, telephone point, security entry system.

### LOUNGE – 11'55 x 19'54 (3.48m x 5.92m)

Double glazed window to the front, television point, underfloor heating, access to enclosed balcony.

### KITCHEN – 8'4 x 8'9 (2.54m x 2.67m)

Fitted with a range of wall and base units, built in double electric oven, built in electric hob, extractor hood, tiled walls, tiled floor, Belfast sink, integrated dishwasher and fridge/freezer, hatch to lounge.

### UTILITY CUPBOARD

Wall and base units, space for auto washer.

### BEDROOM 1 – 16'7 max x 9'1 (5.05m max x 2.77m)

Double glazed window to the rear, fitted wardrobes with mirror fronted sliding doors, underfloor heating.

### BEDROOM 2 – 15'6 max x 7'2 max (4.72m max x 2.18m max)

Fitted wardrobes, underfloor heating, window overlooking onto balcony.

### SHOWER ROOM/W.C

White wash hand basin set in vanity unit, step in shower cubicle with mains fed shower, low level w.c, tiled walls, and heated towel rail.

### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS ELECTRIC

Broadband: FIBRE

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.

- Length of Lease: 999 years from 1 January 1975
- Service charge including ground rent £150 per month approximately

**COUNCIL TAX BAND:** D

**EPC RATING:** E

JR00004270.MJ.KC.20/06/24.V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

**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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