



Osborne Apartments

Osborne Road, Jesmond

- Top floor flat - open plan lounge/kitchen
- Two double bedrooms - one with en-suite
- Secure allocated parking bay to the rear
- Leasehold - 99 years from 27 June 2003
- Council tax band C
- EPC rating D

Offers over £ 190,000



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Osborne Road, Jesmond

PROPERTY DESCRIPTION

We are delighted to present this top floor, 2-bedroom flat for sale, located in a prime area. This neutrally decorated property boasts an open-plan reception room/kitchen, ideal for both relaxing and entertaining. The kitchen features elegant granite countertops and integrated appliances, creating a sophisticated and practical space for culinary enthusiasts. The master bedroom, a double with an en-suite bathroom, offers a private sanctuary within the property. The second double bedroom is perfect for guests or family members. The en-suite shower room is equipped with a corner shower unit, providing convenience and comfort. One of the unique features of this flat is the allocated parking bay, ensuring secure parking for residents. With an Energy Performance Certificate rating of D and a Council Tax band of C, this property combines both energy efficiency and affordability.

Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an associate of an employee of Rook Matthews Sayer.

COMMUNAL HALLWAY

Entrance door, stairs to all floors.

ENTRANCE HALL

Entrance door, built in cupboard.

LOUNGE/KITCHEN

Lounge area – 14'10 x 10'11 (4.52m x 3.33m)

Two double glazed windows to the front, television point, wall mounted electric heater, wooden flooring.

Kitchen area – 6'9 + breakfast bar x 8'10 (2.06m + breakfast bar x 2.69m)

Fitted with a range of wall & base units, single drainer sink unit, built in electric oven, built in electric hob, extractor hood, breakfast bar, integrated fridge/freezer, slimline dishwasher and washing machine tiled floor, part tiled walls.

BEDROOM 1 – 12'11 x 9.7 (3.94m x 2.92m)

Two double glazed windows to the rear, wall mounted electric heater.

EN SUITE SHOWER ROOM

White 3 piece suite comprising; wash hand basin set in vanity unit, step in shower cubicle with mains fed shower, low level w.c, tiled walls, tiled floor, heated towel rail, shaver point.

BEDROOM 2 – 9'1 x 10'3 (2.77m x 3.12m)

Double glazed window to the rear, electric wall heater.

BATHROOM/W.C

White 3 piece suite comprising; panelled bath with mixer taps shower over, wash hand basin set in vanity unit, low level w.c, tiled walls, tiled floor, heated towel rail, extractor fan.

EXTERNAL

Allocated car parking in secure car park to the rear.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS ELECTRIC

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ALLOCATED CAR PARK 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.

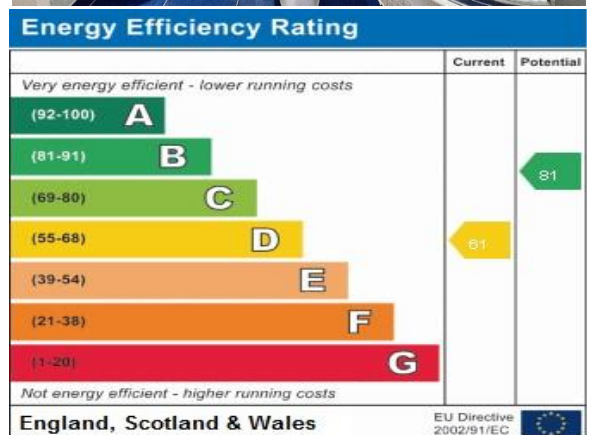
TENURE

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.

- 99 years from 27 June 2003

COUNCIL TAX BAND: C

EPC RATING: D



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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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