



\*\*AVAILABLE FEBRUARY 2026\*\*

\*\*FURNISHED\*\* \*\*STYLISH FIRST FLOOR FLAT\*\* A modern and very well presented upper Tyneside flat found close to the Jesmond Dene end of Grosvenor Road, Jesmond. With open plan lounge/kitchen, stylish bathroom and a private rear yard, this is an exceptional property ideal for a professional couple or professional sharer alike and is not to be missed!

Boasting in excess of 700 Sq ft, the accommodation briefly comprises private entrance with stairs to first floor landing with storage cupboard; large double bedroom to the front with bay window; second double bedroom to the rear; stylish bathroom to the front, part tiled with separate bath and step in shower cubicle; open plan reception comprising lounge area with laminate wood flooring, open to a modern fitted kitchen with spot lighting, appliances and built in breakfast booth; rear stairway leading to yard. Externally there is a private yard to the rear as well as on street permit parking to the front.

Available on a furnished basis, with gas central heating and double glazed windows.

Available 2nd February 2026 | £1,200pcm | First Floor Tyneside Flat | 728 Sq ft (67.7 m<sup>2</sup>) | Two Double Bedrooms | Open Plan Reception | Lounge | Modern Fitted Kitchen | Family Bathroom WC | Well Presented Throughout | Private Rear Yard | On Street Permit Parking | Excellent Location | Furnished | GCH & DG | Council Tax Band: B | EPC Rating: C

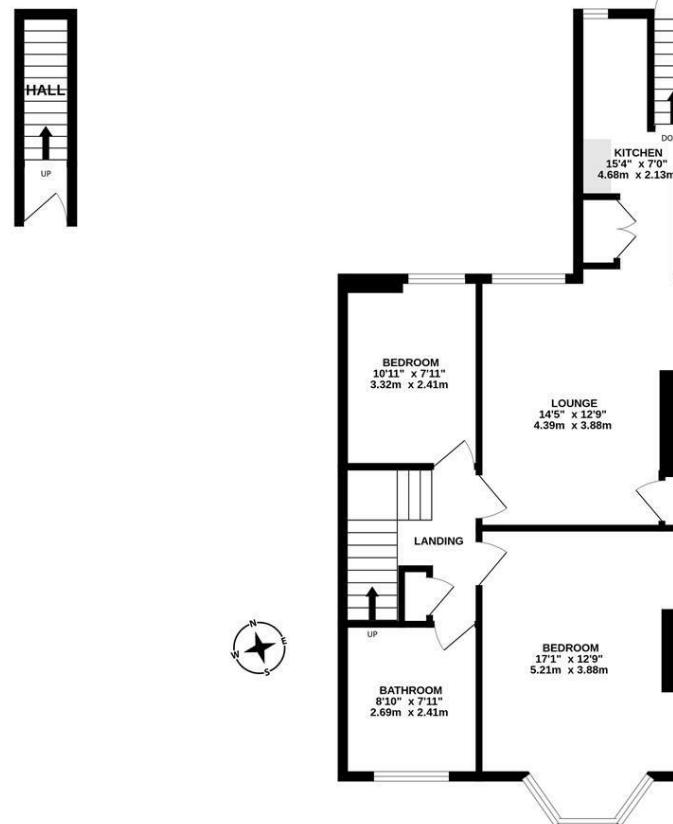
**£1,200 PCM**

**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.



GROUND FLOOR 778.00 sq ft (72.00 m<sup>2</sup>)

FIRST FLOOR 881.00 sq ft (81.30 m<sup>2</sup>)



TOTAL FLOOR AREA: 728 sq ft. (67.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The floorplan is for identification purposes only and must not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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