

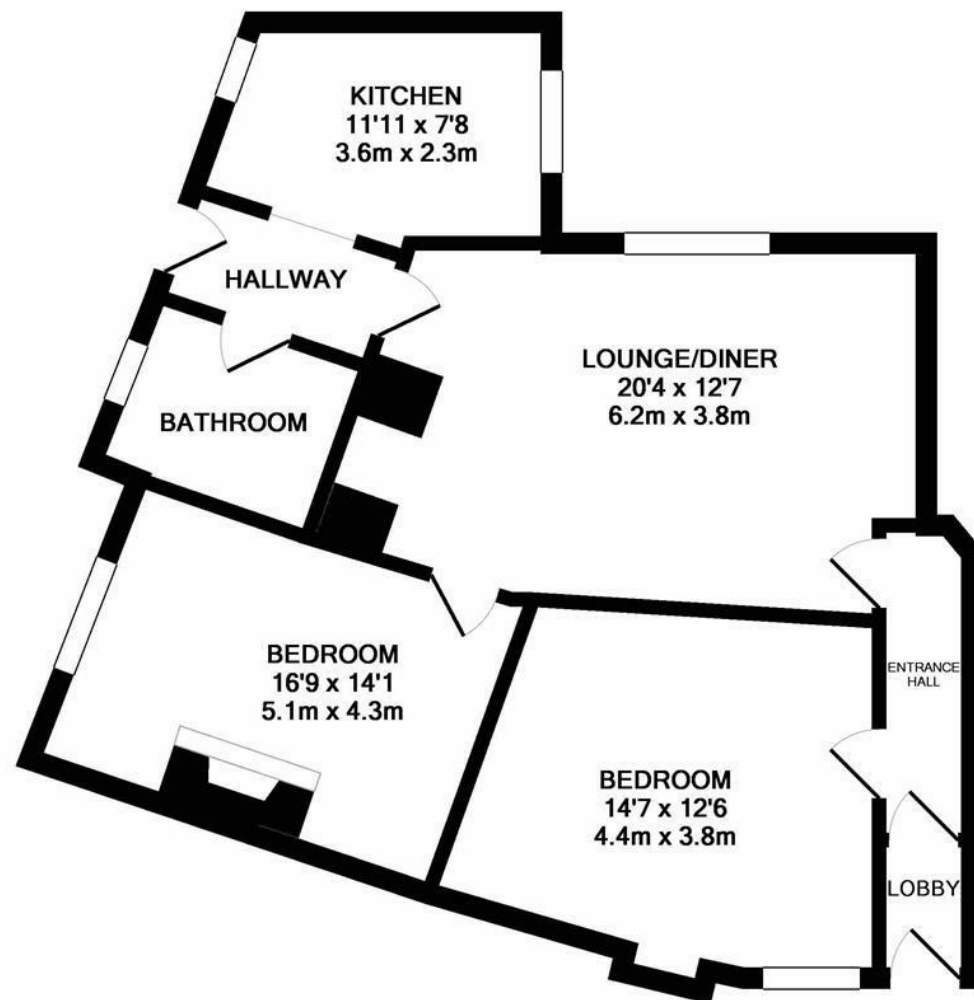


GROUND FLOOR 'TYNESIDE FLAT'
SITUATED within BRANDLING VILLAGE CONSERVATION AREA with a PRIVATE OUTSIDE COURTYARD! This two bedroom, ground floor 'Tyneside' flat is ideally located on Clayton Park Square, Jesmond. Clayton Park Square, placed just off Clayton Road, is ideally situated close to the local shops, amenities and cafes whilst also being within striking distance of Jesmond Metro Station, providing excellent transport links into Newcastle City Centre and throughout the region.

Boasting in excess of 700 Sq ft, the accommodation briefly comprises: lobby, through to entrance hall; bedroom two, a comfortable double; lounge/diner with feature fireplace; rear hallway with access to the rear yard; kitchen with high gloss units; fully tiled bathroom. Bedroom one is accessed from the lounge/diner and benefits from a cast iron fireplace and view of the rear courtyard. Externally the property benefits from a generous, private rear courtyard with walled boundaries and gated access to the rear service lane. Double glazed throughout, with gas 'Combi' central heating, polished wooden flooring and period features, this great 'Tyneside' apartment simply demands an early inspection!

Lower 'Tyneside' Flat | 701 Sq ft (65.1 m2) | Two Double Bedrooms | Lounge/Diner | High Gloss Kitchen | Rear Hall | Fully Tiled Bathroom | Private Rear Courtyard | Brandling Village Conservation Area | Excellent Location | GCH & DG | Leasehold - Tyneside Lease with Peppercorn Rent - 958 Years Remaining | Council Tax Band B | EPC Rating: C

Offers Over £215,000



TOTAL APPROX. FLOOR AREA 701 SQ.FT. (65.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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