



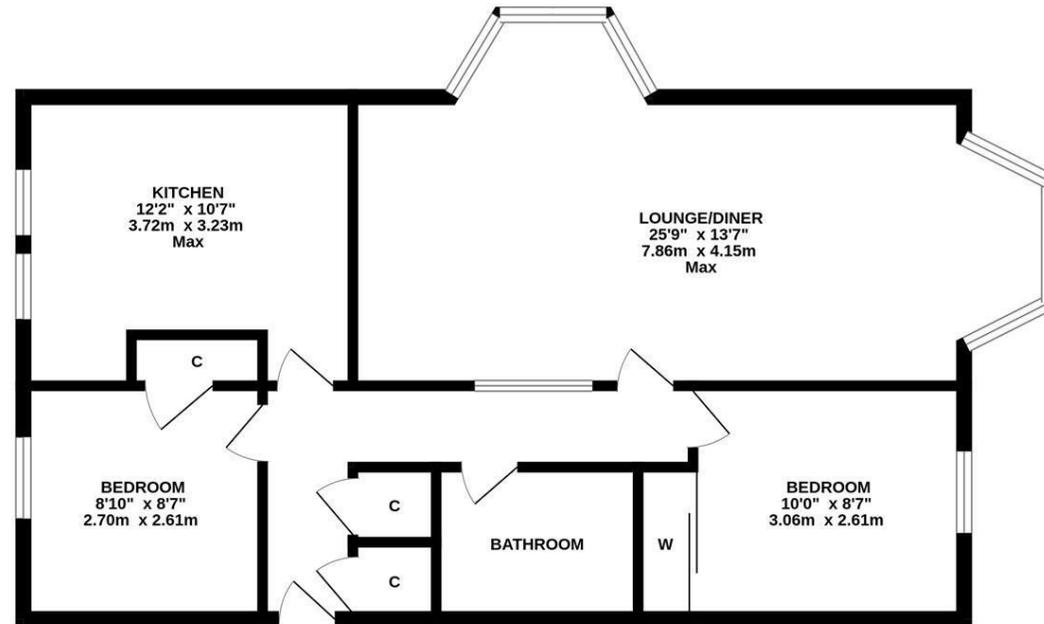
With No Onward Chain! Situated in the leafy 'South Jesmond Conservation Area' a second floor two bedroom apartment. Originally constructed in 1984, this apartment offers over 700 square feet of internal living accommodation, viewings are highly recommended!

With dual aspect views, the accommodation briefly comprises: communal entrance hall with stairs and lift access to all floors; private entrance hall with two storage cupboards; 25ft lounge diner with two walk in bay windows; stylish kitchen with a range of fitted units, Quartz work surfaces, integrated appliances, breakfasting bar, spot and hanging lighting and dual windows; two bedrooms, both with fitted storage; bathroom complete with three piece suite and spot lighting. With an allocated parking space providing, early viewings are advised.

2nd Floor Apartment | 704 Sq ft (65.4m<sup>2</sup>) | Two Bedrooms | 25ft Lounge Diner | Stylish Kitchen | Stylish Bathroom | Allocated Parking Space | No Onward Chain | Leasehold - 147 Years Remaining | Service Charge £2,566.19 Per Annum | Ground Rent | Council Tax Band C | EPC: Tbc



**SECOND FLOOR**  
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA: 704 sq.ft. (65.4 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. 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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**Offers Over £170,000**

**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.

