



Well presented throughout, this two bedroom first floor flat is ideally located in the heart of the Brandling Village Conservation Area on Eskdale Terrace, Jesmond! Situated close to the parade of shops on Clayton Road, Jesmond Metro Station as well as Jesmond Dene, also within walking distance to Newcastle City Centre.

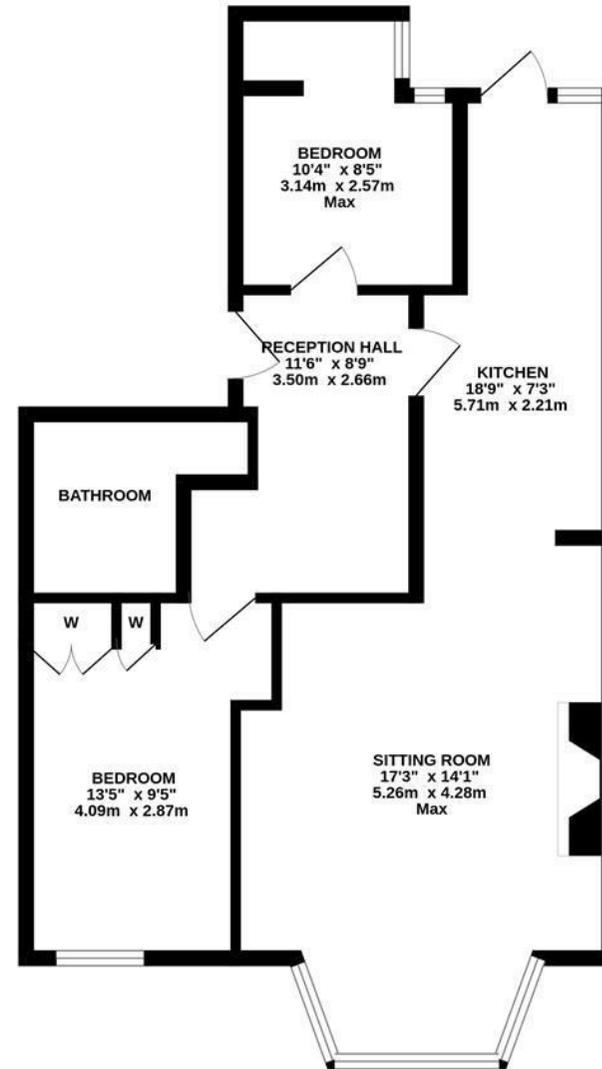
The accommodation briefly comprises: communal entrance with stairs to first floor; private reception hall; 17ft sitting room with walk in bay, feature fireplace and spot lighting, open to kitchen with a range of fitted units, work surfaces, some integrated appliances, spot lighting and rear door access to fire escape; fully tiled bathroom complete with three piece suite and spot lighting; two bedrooms, bedroom one with fitted wardrobe storage and bedroom two with dual windows. With allocated parking and finished to a high standard throughout, this great apartment demands an internal inspection.

First Floor Conversion Apartment | 647 Sq ft (60.1m<sup>2</sup>) | Two Bedrooms | 17ft Sitting Room to Kitchen | Bathroom | Allocated Parking to Rear | Well Presented Throughout | Leasehold - 105 Years Remaining | Service Charge £2,600 Per Annum | Council Tax Band C

EPC: C

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FIRST FLOOR  
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 647 sq.ft. (60.1 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 £250,000**

**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.

