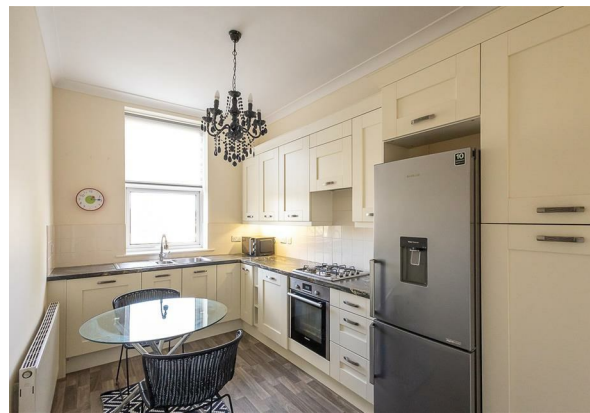


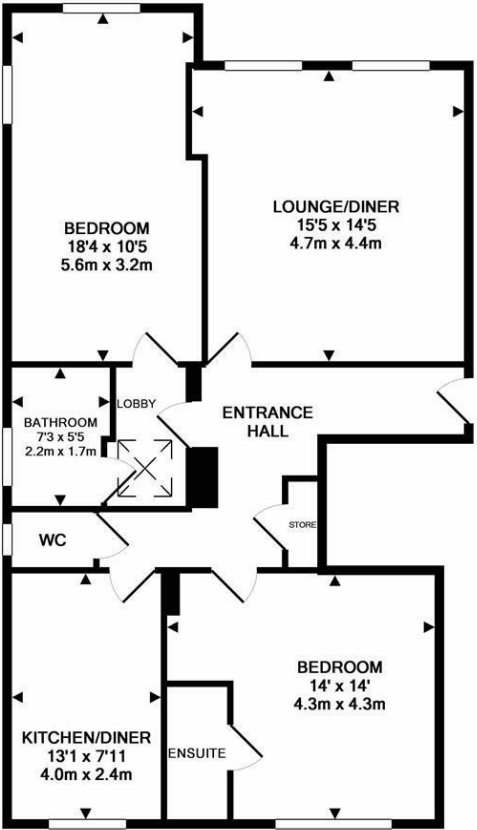


Situated within the South Jesmond Conservation Area, this stylish top floor conversion apartment occupies an enviable position within this exclusive development which is ideally placed on Osborne Avenue, Jesmond. Originally constructed as a detached Victorian villa, the property was thought to have been extended in the 1960's and then converted to luxury apartments in the mid 1980's and is perfectly placed to provide access to all Jesmond has to offer. The property is also situated a short walk from Jesmond Metro Station providing easy access into Newcastle City Centre and beyond. EPC - D

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a nonrefundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change. Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Boasting close to 900 Sq ft, the apartment enjoys views over the landscaped communal gardens and briefly comprises; communal entrance hall with stairs and lift access to all floors; private entrance hall with store/cloak cupboard; a stylish 15ft lounge/diner with south facing windows; kitchen/diner with integrated appliances; two generous double bedrooms, both with en-suites, the master with a fully tiled en-suite bathroom. Externally, the property boasts an allocated off street parking space and delightful south-facing, landscaped communal gardens, laid mainly to lawn with paved patio seating areas and mature planting. The apartment also benefits from the use of a communal basement storage area. Well presented throughout with double glazing and gas 'Combi' central heating, this stylish apartment simply demands an early inspection!

Conversion Apartment | 878 Sq ft (81.6m2) | Second Floor | Two Double Bedrooms | South Jesmond Conservation Area | Kitchen/Diner | 15ft Lounge/Diner | En-Suite Bathroom & En-Suite Shower | Separate WC | South-Facing Communal Gardens | Allocated Residents' Parking | Lift Access | Communal Basement Store | GCH & DG | Leasehold with Share of Freehold | Service Charge £2,580 Per Annum | Ground Rent £285 Per Annum | Council Tax Band C | EPC Rating: D



TOTAL APPROX. FLOOR AREA 878 SQ.FT. (81.6 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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Auction Guide £180,000

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.

