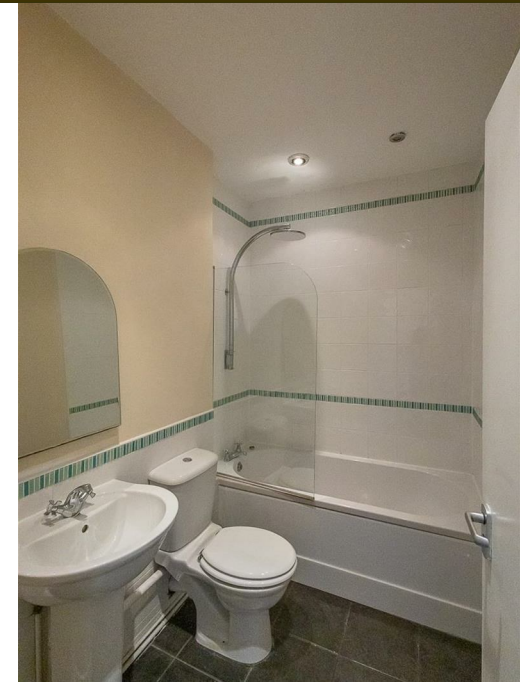




****AVAILABLE IMMEDIATELY****

****UNFURNISHED** **TOP FLOOR**

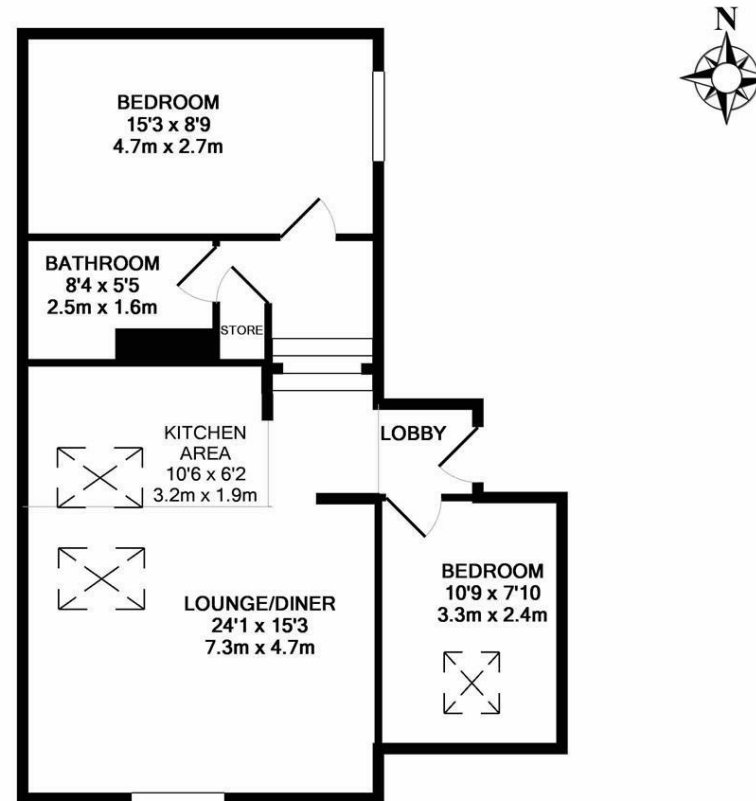
CONVERSION APARTMENT** Located in the heart of Brandling Village Conservation area is this two bedroom apartment occupying the top floor of a sensitive Victorian conversion is ideally positioned on Lambton Road, Jesmond and is available on an unfurnished basis. Perfectly placed close to the parade of shops on Clayton Road, Exhibition Park, Jesmond Metro Station and the countless great shops, cafes and restaurants that Jesmond is so famous for as well as Newcastle City Centre itself only a short walk away.



Boasting almost 600 Sq ft, the accommodation briefly comprises; entrance hall with secure entry-phone, 24ft open plan lounge/kitchen with south-facing window, open to modern kitchen with breakfast bar and 'Velux' windows, two bedrooms and a bathroom WC. With gas central heating and double glazing, communal gardens to the front and shared yard to the rear with secure bike storage and communal storage shed, a superb opportunity to live within the conservation area, viewings are highly recommended!

Available Immediately | £1,100pcm | Unfurnished
| Top (2nd) Floor Conversion Apartment | 595
Sq. ft (55.3 m2) | Two Bedrooms | 24ft Open
Plan Lounge/Kitchen | Bathroom WC |
Communal Gardens & Yard | Conservation Area
| Great Jesmond Location | GCH & DG | On
Street Permit Parking | Council Tax Band: B |
EPC Rating: D

£1,100 PCM



TOTAL APPROX. FLOOR AREA 595 SQ.FT. (55.3 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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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.

