

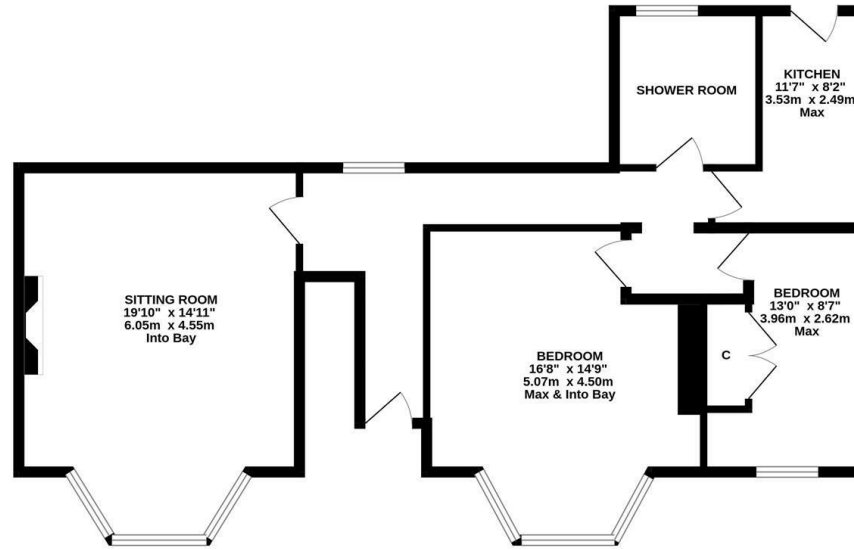


**DOUBLE FRONTED GROUND FLOOR CONVERSION APARTMENT WITH NO ONWARD CHAIN!** This two bedroom Victorian ground floor conversion apartment is ideally placed on Grosvenor Place, Jesmond. Grosvenor Place, situated a stone's throw from Osborne Road, is also well placed to provide easy access to the shops, cafes and amenities of Acorn Road as well as being only a short walk to West Jesmond Metro Station providing easy access into Newcastle City Centre and beyond.

The accommodation briefly comprises: entrance hall; sitting room with walk in bay and feature fireplace; kitchen with fitted units, work surfaces and rear door access to the communal yard; shower room with three piece suite; two bedrooms, bedroom one a comfortable double with walk in bay and bedroom two with fitted storage cupboard. Externally, a shared yard space and off-street parking.

Ground Floor Conversion Apartment | Double Fronted | Two Bedrooms | 815 Sq ft (75.7m<sup>2</sup>) | Sitting Room | Kitchen | Shower Room | Communal Yard Space | Off-Street Parking | GCH | No Onward Chain | Leasehold - Share of Freehold - 949 Years Remaining | Service Charge Ad-Hoc | Council Tax Band | EPC: D

**GROUND FLOOR**  
815 sq.ft. (75.7 sq.m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of floors, 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 £200,000**

**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.

