



****AVAILABLE IMMEDIATELY** **FURNISHED****
****BRANDLING CONSERVATION AREA**** Situated on the ground floor of this 1930's mansion block, this large apartment boasts in excess of 900 Sq ft and is ideally found on Eskdale Terrace, within Jesmond's Brandling Village Conservation Area. Eskdale Mansions, with Jesmond Metro Station at the end of the road is conveniently located to give access to the shops, cafés and restaurant culture of Jesmond, as well as Exhibition Park, Jesmond Dene and indeed Newcastle City Centre itself.

With secure telephone entry, the accommodation briefly comprises: well kept communal entrance with staircase and lift access to all floors; private entrance hallway with separate store cupboard; 18ft lounge/ diner with stylish electric fire, walk in bay and wood flooring, open plan to a modern kitchen with integrated appliances including fridge freezer, dishwasher, washing machine & tumble dryer, tiled flooring as well as a door leading out onto the rear yard; three double bedrooms, the master of which to the front with bay window, bedroom two boasting an en suite shower room with under-floor heating and bedroom three could also double as a study if preferred; separate shower room WC with step in shower cubicle, tiled flooring and under-floor heating. Externally there is a communal yard to the rear as well as on street permit parking to the front. Immaculately presented throughout with stylish furniture, this superb apartment would be ideal for either a professional couple or professional sharers alike.

Please Note: this property can only be let to either a single family household or maximum of two individual sharers.

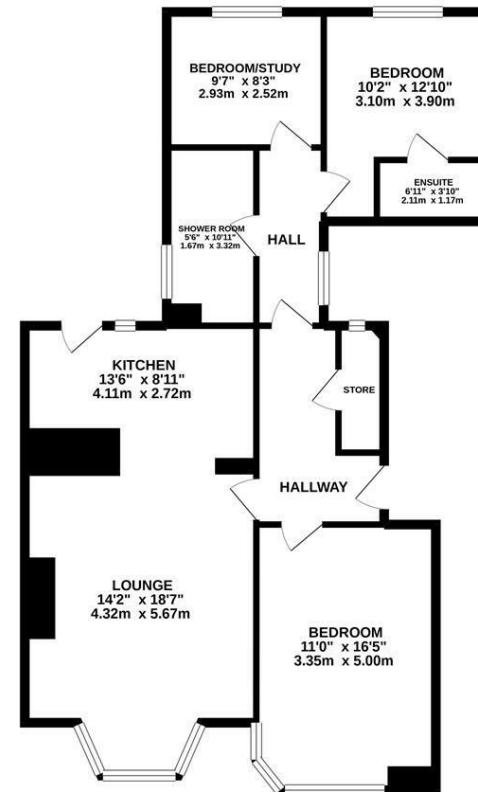
Available Immediately | £1,600pcm | Furnished |
 Ground Floor Apartment | 913 Sq ft (84.9m²) | Three
 Double Bedrooms | 1930s Mansion Block | Lounge/
 Diner | Modern Kitchen | Shower Room & En-Suite
 With Underfloor Heating | Conservation Area | DG &
 GCH | Excellent Location | On Street Permit Parking |
 Council Tax Band: C | EPC Rating: D

£1,600 PCM

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.



GROUND FLOOR
 913 sq.ft. (84.9 sq.m.) approx.



TOTAL FLOOR AREA : 913 sq.ft. (84.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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