



**\*\*AVAILABLE IMMEDIATELY\*\***

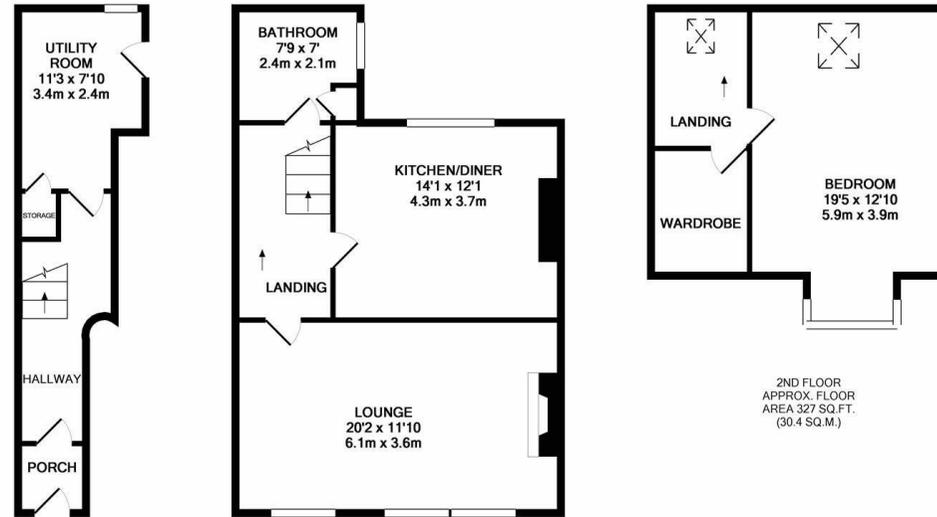
**\*\*FURNISHED\*\* \*\*BRAND NEW CARPETS\*\***

A stunning, immaculately presented executive property found in the heart of Jesmond's Brandling Village! This one bedroom maisonette spanning in excess of 1,000sq ft boasts a gorgeous full width lounge with feature fireplace, large kitchen/diner and a fabulous bedroom in the eaves of the attic.

With newly fitted carpets, the property briefly comprises; private entrance hallway, with utility room and stairs to the first floor. The first floor hosts a fully furnished lounge; modern kitchen/diner with appliances; family bathroom WC. The second floor has a large double bedroom, with Velux style windows and a separate walk in wardrobe. Externally there is a shared yard to the rear and on street permit parking to the front.

Complete with gas central heating and double glazed windows, this executive home is perfect for either a single occupant or professional couple alike and is not to be missed!

Available Immediately | £1,100pcm | Victorian Maisonette | 1,035 Sq. ft (96.1m<sup>2</sup>) | Immaculately Presented Throughout | New Carpets | Full Width Lounge | Modern Kitchen/Diner | Laundry/Utility Room | Bathroom WC | Furnished | GCH & DG | Brandling Village Conservation Area | On Street Permit Parking | Council Tax Band: A | EPC Rating: E



GROUND FLOOR  
APPROX. FLOOR  
AREA 178 SQ.FT.  
(16.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 530 SQ.FT.  
(49.2 SQ.M.)

2ND FLOOR  
APPROX. FLOOR  
AREA 327 SQ.FT.  
(30.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1035 SQ.FT. (96.1 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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**£1,100 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.

