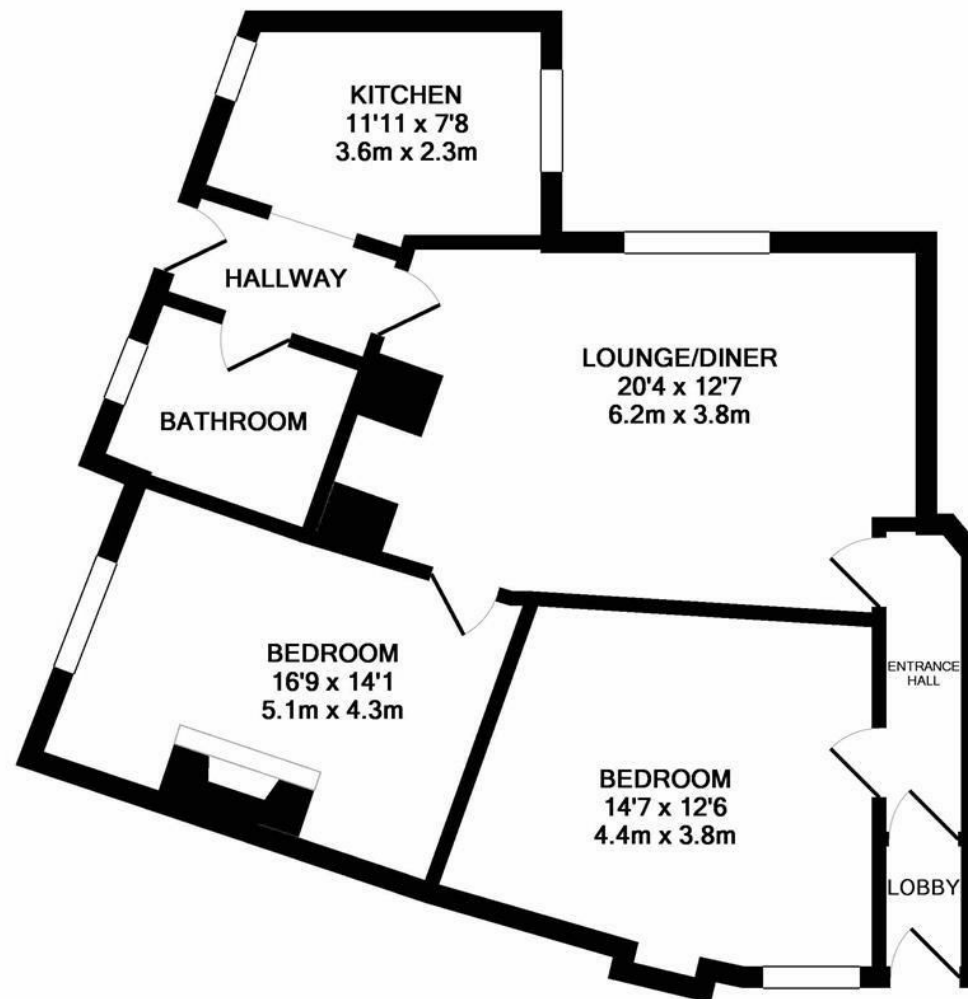




GROUND FLOOR 'TYNESIDE FLAT'
 SITUATED within BRANDLING VILLAGE
 CONSERVATION AREA with a PRIVATE
 OUTSIDE COURTYARD! This two bedroom,
 ground floor 'Tyneside' flat is ideally located on
 Clayton Park Square, Jesmond. Clayton Park Square,
 placed just off Clayton Road, is ideally situated
 close to the local shops, amenities and cafes whilst
 also being within striking distance of Jesmond
 Metro Station, providing excellent transport links
 into Newcastle City Centre and throughout the
 region.

Boasting in excess of 700 Sq ft, the accommodation
 briefly comprises: lobby, through to entrance hall;
 bedroom two, a comfortable double; lounge/diner
 with feature fireplace; rear hallway with access to the
 rear yard; kitchen with high gloss units; fully tiled
 bathroom. Bedroom one is accessed from the
 lounge/diner and benefits from a cast iron fireplace
 and view of the rear courtyard. Externally the
 property benefits from a generous, private rear
 courtyard with walled boundaries and gated access
 to the rear service lane. Double glazed throughout,
 with gas 'Combi' central heating, polished wooden
 flooring and period features, this great 'Tyneside'
 apartment simply demands an early inspection!

Lower 'Tyneside' Flat | 701 Sq ft (65.1 m²) | Two
 Double Bedrooms | Lounge/Diner | High Gloss
 Kitchen | Rear Hall | Fully Tiled Bathroom |
 Private Rear Courtyard | Brandling Village
 Conservation Area | Excellent Location | GCH &
 DG | Leasehold - Tyneside Lease with Peppercorn
 Rent - 958 Years Remaining | Council Tax Band B
 | EPC Rating: D



TOTAL APPROX. FLOOR AREA 701 SQ.FT. (65.1 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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Offers Over £215,000

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.

