





**\*\*AVAILABLE JANUARY 2025\*\***

**\*\*STUNNING GROUND FLOOR FLAT\*\***

**\*\*FURNISHED\*\*** This is an exceptional ground floor flat ideally located on Grosvenor Avenue, Jesmond. Recently refurbished throughout this is an excellent property situated close to Jesmond Dene, the café and restaurant culture of Jesmond as well as good transport links only a short walk away.

Boasting over 900 Sq ft, the accommodation briefly comprises: entrance porch through to entrance hall with under-stairs storage cupboard, spot lighting and stripped wood flooring; lounge to the front with feature fireplace and bay window; two separate double bedrooms, the larger of which with fitted wardrobe space; plush bathroom WC, fully tiled; separate dining room with feature gas fireplace; 14ft kitchen with a range of fitted units together with work surfaces, spot lighting and side door access to the rear yard. Externally there is a delightful and generous south facing rear yard with wall boundaries, shed and gated access to the rear service lane. With double glazed windows, gas central heating and on street parking to the front.

Offering a unique layout, this great flat will make a wonderful home for a professional couple or professional sharers alike!

Available 24th January 2025 | £1,250pcm |  
Furnished | Ground Floor Flat | 903 Sq ft  
(83.9m<sup>2</sup>) | Two Double Bedrooms | Dining  
Room | Lounge | Modern Kitchen | Bathroom  
WC | Stripped Wood Flooring | Recently  
Refurnished | Generous South Facing Rear Yard |  
Period Features | DG & GCH | Great Location |  
Professional Let | Council Tax Band: B | EPC  
Rating: C

**£1,250 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.

