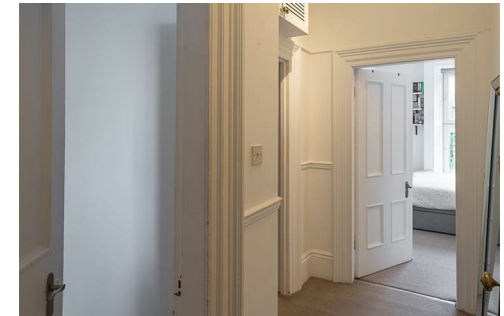
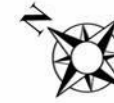
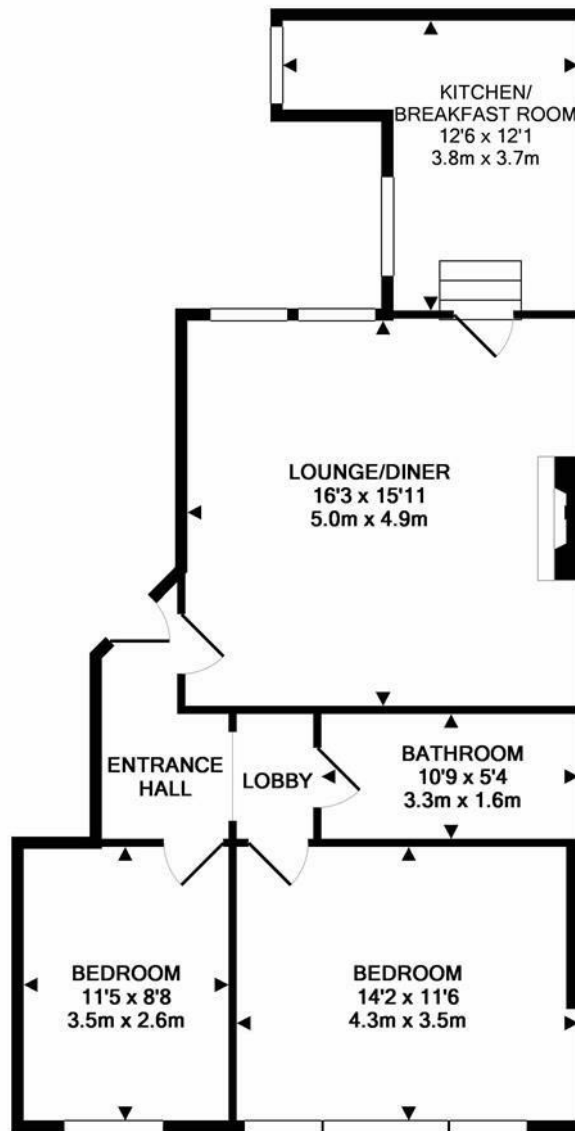




This stylish, two bedroom, first floor conversion apartment is situated within this sensitive Victorian Conversion and is ideally located on Granville Road, within the heart of South Jesmond Conservation Area. Situated within walking distance to Newcastle City Centre, Granville Road is perfectly placed close to Clayton Road with its shops and amenities, the café culture of central Jesmond, whilst also being a short walk to Jesmond Metro Station providing easy access throughout the region.

Accessed through wrought iron gates and boasting close to 750 Sq ft, the accommodation briefly comprises: communal hallway with stairs to the first floor; private entrance hall with secure entry phone and loft storage; impressive 16ft lounge/diner with period fireplace; kitchen/breakfast room with re-fitted kitchen comprising fitted units, work surfaces, some integrated appliances and spot lighting. The main hallway then gives access to two double bedrooms, bedroom one measuring 14ft with fitted storage and west facing window; re-fitted bathroom with three piece suite. With allocated off street parking, this great apartment demands an early inspection.

Stylish Conversion Apartment | 747 Sq ft (69.4 m²)
 | 1st Floor | Two Double Bedrooms | 16ft Lounge/Diner with Period Fireplace |
 Kitchen/Breakfast Room | Re-Fitted Bathroom |
 Excellent Location | Conservation Area |
 Allocated Off Street Parking | GCH & DG |
 Leasehold - Share of Freehold - 988 Years Remaining | Service Charge Ad-Hoc | EPC Rating: D



TOTAL APPROX. FLOOR AREA 747 SQ.FT. (69.4 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 £275,000

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.

