





**\*\*AVAILABLE IMMEDIATELY\*\***  
**\*\*GROUND FLOOR CONVERSION APARTMENT\*\*** **\*\*UNFURNISHED\*\*** A very smart and stylish, two bedroom conversion apartment occupying the ground floor of this Victorian conversion and is ideally located on Sanderson Road in the heart of Jesmond. Perfectly placed only a stones-throw from Osborne Road, the parade of shops on Acorn Road and the countless great shops, cafes and restaurants that Jesmond is so famous for. Newcastle City Centre itself is easily accessible via West Jesmond Metro Station just a short walk away!

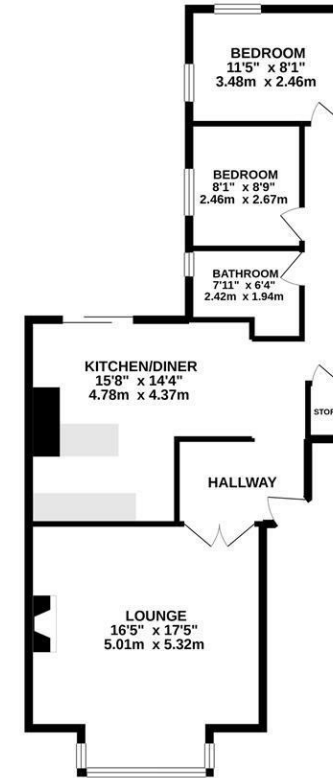
Boasting almost 800 Sq ft of internal living space, the accommodation briefly comprises; well kept communal entrance hall; through into private entrance open to a spacious kitchen/diner with fridge/freezer, washing machine, condenser dryer & dishwasher. French UPVC doors lead onto the shared rear yard; a stunning 16ft lounge to the front, brimming with period features, bay window and original stained wood flooring; 2020 installed family bathroom WC, fully tiled with three piece suite; two bedrooms to the rear of the apartment both similar in size; own private garden to the front and on street permit parking; With gas central heating and available on an unfurnished basis, viewings are highly recommended!

Available Immediately | £1,100pcm | Ground Floor Conversion Apartment | 793



GROUND FLOOR  
793 sq.ft. (73.6 sq.m.) approx.

Sq ft (73.6 m2) | Two Bedrooms | 16ft Lounge With Bay Window | Stylish Fully Tiled Bathroom WC | Spacious Kitchen/Diner | Excellent Location | Private Front Garden | Communal Rear Yard | Unfurnished | Professional Let | On Street Permit Parking | GCH & Part DG | EPC Rating: D



**£1,100 PCM**

Misrepresentation Act 1967. 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.

TOTAL FLOOR AREA: 793 sq.ft. (73.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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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