





Set behind communal gardens and occupying the ground floor of this sensitive conversion, a stylish two-bedroom apartment centrally located on Grosvenor Place, Jesmond. Grosvenor Place is conveniently located to give excellent access to the shops, cafés, restaurants and nightlife of Jesmond as well as excellent local transport links and Jesmond Dene. Recently refurbished the accommodation briefly comprises communal entrance through to private entrance hall with secure entry-phone, an impressive 19ft lounge with feature fireplace, tall ceilings and stripped wood floors, a refitted kitchen/diner with integrated appliances, two double bedrooms and refitted bathroom. With a communal yard to the rear with off-street parking and no onward chain, this great apartment needs to be viewed!

Conversion Apartment | Fully Refurbished | 860 Sq Ft (79.9m<sup>2</sup>) | Ground Floor | Two Bedrooms | 19 Ft Lounge with Feature Fireplace | Refitted Kitchen/Diner | Refitted Bathroom | Shared Courtyard | No Upper Chain | EPC Rating: D

#### Communal Entrance Lobby

Cornice to ceiling and door to communal entrance hall.

#### Communal Entrance

Cornice to ceiling, dado rail, and built in cupboard housing electric meters.

#### Private Entrance Hall

Secure entry phone, alarm panel, recessed spotlighting, understairs storage cupboard and radiator.

#### Lounge

19'10 into bay x 15'5 into alcove (6.05m into bay x 4.70m into alcove)

Double glazed bay window to the front, decorative ceiling with cornice and ceiling rose, picture rail and wall light points. Feature living flame gas fire, stripped wood floors, double radiator, TV and telephone points.



#### Kitchen/Diner

11'10 x 11'0 (3.61m x 3.35m)

Refitted base units with co-ordinating worksurfaces, single drainer sink with mixer tap, electric oven and gas hob with extractor hood above. Integrated washer/dryer and integrated dishwasher. Plumbed for an American style fridge/freezer. Tiled floor, recessed spotlighting, built in cupboard housing combination boiler and ceiling mounted drying rack. Double glazed window to the side and double glazed door to the rear.

#### Bedroom One

14'9 x 14'0 minus door recess (4.50m x 4.27m minus door recess)

Double glazed window to the rear, cornice to ceiling and ceiling rose, double radiator, TV and telephone points.

#### Bedroom Two

11'3 x 7'11 (3.43m x 2.41m)

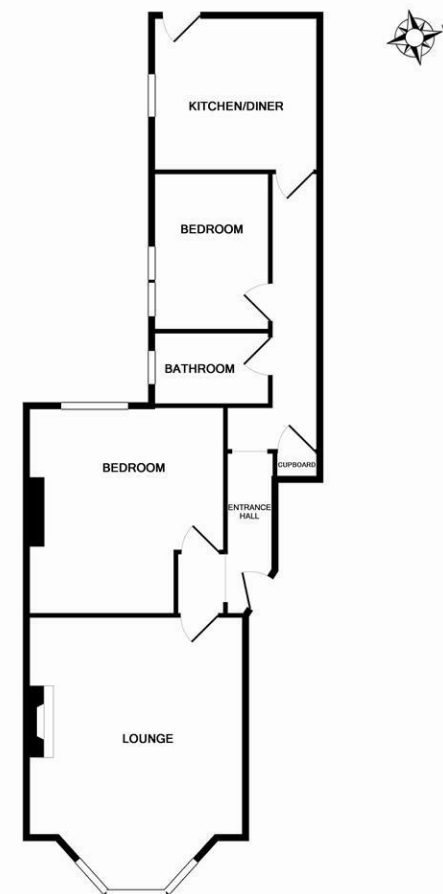
Double glazed window to the side and double radiator.

#### Bathroom

Refitted three piece suite comprising panelled bath with electric shower above, close coupled WC, wall mounted wash hand basin set into glazed vanity unit. Part tiled walls, tiled floor, heated towel rail, recessed spotlighting and extractor fan.

#### Externally

To the front of the property a communal garden, mainly gravelled with dwarf walled and hedged boundaries. To the rear of the property a shared courtyard providing off-street parking, mainly gravelled with walled boundaries.



TOTAL APPROX. FLOOR AREA 860 SQ.FT. (79.9 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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