



## Eslington Terrace

### Jesmond

- Stunning spacious top floor maisonette
- Two roof terraces
- Two double bedrooms plus additional dressing room/study space
- Allocated secure parking
- Stylish 19ft bathroom and en-suite shower room
- 21ft Lounge/diner with vaulted ceiling and spiral staircase
- Leasehold 125 years from 2002 (102 years remaining)
- Council Tax – C
- EPC - C

**Guide Price: £460,000**

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A stunning, spacious apartment occupying the top floor of this sensitive conversion and located in the heart of Brandling Village Conservation Area on Eslington Terrace. This stylish two bedroom apartment boasts two roof terraces, en-suite shower room and allocated secure parking! Situated a stones-throw from Jesmond Metro Station and within walking distance to Newcastle City Centre, Eslington Terrace is perfectly placed close to the parade of shops on Clayton Road as well as Jesmond Dene and the café culture that Jesmond is so famous for.



Boasting in excess of 1,500 Sq. ft. of internal living accommodation the property briefly comprises: communal entrance hall with stairs to 2nd floor, private entrance hall with stairs to main hallway with secure entry phone & stylish WC, impressive 21ft full width lounge/diner with vaulted ceiling, multi fuel stove and spiral staircase to third floor which gives access to dressing room/study space, bedroom one with stylish re-fitted en-suite shower room, stairs to kitchen/dining room with granite work-surfaces, integrated appliances, breakfast bar and French doors leading to a delightful south facing roof terrace with artificial grass, store and stairs to communal garage. The stairs to the third floor are accessed from the main hallway and lead to a fantastic re-fitted bathroom measuring 19ft in length, fully tiled with dormer and 'Velux' windows, bedroom two with fitted wardrobes to the eaves and French doors leading to the second roof terrace which faces west, dressing room/study space with fitted storage, 'Velux' window and spiral staircase back to the lounge/diner. With gas 'combi' central heating and well-presented throughout. There is an allocated parking space in the communal garage. An early inspection is deemed absolutely essential.



#### **Communal Entrance**

Security entrance system, entrance door, communal hallway with stairs to all floors.

#### **Entrance Hall**

Entrance Door.

#### **Cloakroom/w.c**

Low level w.c with concealed cistern, wash hand basin.

#### **Lounge/Dining Room - 21'6 x 16'2 (6.55m x 4.93m)**

Double glazed windows to the front, two alcoves, chimney breast with inglenook style fireplace housing a multi fuel stove, television point, two tall contemporary radiators, wooden flooring, built in cupboard, spiral staircase to upper floor.

#### **Breakfast Kitchen 17'7 x 11'5 (5.36m x 3.48m)**

Fitted with a good range of wall and base units with granite work surfaces providing ample storage, 1 ½ bowl sink unit, built in electric oven, built in electric hob, extractor hood, breakfast bar, integrated fridge/freezer, dishwasher, combination microwave oven, double glazed French doors to the rear leading to the roof terrace.



### **1<sup>st</sup> floor roof terrace**

Door to laundry/store room, with space for auto washing machine, door to rear communal staircase which leads to communal garage with roller garage door.

### **Bedroom 2 – 16'7 x 14' (5.05m x 4.27m)**

Double glazed window to the rear, radiator, and access to a 2<sup>nd</sup> roof terrace.

### **En-suite Shower Room – 10'9 x 4'0 (3.28m x 1.21m)**

White 3 piece suite comprising; wash hand basin, step in shower cubicle with shower, low level w.c, part tiled walls.

### **Bathroom/w.c**

White 4 piece suite comprising free standing double ended bath, wash hand basin, step in shower cubicle with mains fed shower, low level w.c, tiled walls and floor, tall contemporary combination boiler, access to eaves storage, skylight and two dormer windows.

### **Bedroom 1 – 12'10 x 10'9 (3.91m x 3.28m)**

Double glazed French doors to the rear onto 2<sup>nd</sup> roof terrace, built in wardrobes, wooden flooring, radiator, door leading to study/dressing room.

### **Dressing room/study**

Skylight, spiral staircase down to lounge/dining room

### **Garage**

Remote operated roller door with allocated parking space.



### **TENURE**

**Leasehold** - It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs. Leasehold 125 years from 2002 (102 years remaining)

**Council Tax Band: C**

**EPC: C**

JR00004127/MJ/KC/13.12.2023/V.2



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		71	70
		EU Directive 2002/91/EC	



Flat C, 1 Eslington Terrace

While every effort has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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.

Version 2

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