



Kensington House, 6 Osborne Road, Jesmond, Newcastle upon Tyne NE2 2AA

SITUATION AND DESCRIPTION

No 6 Osborne Road provides a splendid four storey, double fronted, mid terraced building within this popular and very convenient residential area. The building is currently run as part of Kensington House and is one of three double fronted properties which are combined to form an Aparthotel.

We are delighted to now offer for sale No. 6 Osborne Road and its eight apartments individually for sale. They include two lower ground garden flats and two apartments at upper ground, first and second floor levels.

The building has a highly impressive entrance with a beautiful portico and entry telephones linking into each individual apartment. The communal reception hall will be furnished with individual letterboxes and gives access to the main staircase to the lower ground and first and second floors above.

All of the apartments offer two good quality bedrooms and the majority has fitted wardrobes and storage space. The open plan living and dining rooms have access to their own fitted kitchen with extensive built-in storage space and beautiful glass worktops and tiled splashbacks as well as integrated dishwashers, fridge/freezers and ovens. Each has four ring hobs with extractor hoods and very good quality decoration.

The bathrooms are well appointed with good quality white suites, excellent tiling and the apartments benefit from double glazing as well as gas central heating. Each apartment has a single parking bay with pleasant views to the front overlooking the adjacent property as well have convenient access to Newcastle city centre and the Tyne & Wear Metro.

No. 6 Osborne Road is a fabulous property in a very good location and provides excellent apartments, ideal for those looking for convenient access into the city centre.

LOWER GROUND FLOOR

Apartment 6.1

Cranley - £250,000

ENTRANCE HALL

With radiator, ceiling coving, loft access, double door cloaks cupboard with plumbing for washing machine and doors to the bedrooms, bathroom and open plan living/kitchen.

OPEN PLAN LIVING ROOM/KITCHEN

16'9 x 18'8 (5.10m x 5.69m) maximum

With a double glazed window to the front elevation, radiator, TV and telephone point and intercom entry phone. The kitchen is fitted with a range of white hi-gloss base cabinets with glass worktops incorporating a gas hob with extractor hood over, breakfast bar area, inset stainless steel one and a half sink with extendable hose tap, integrated oven, fridge/freezer and a slimline dishwasher.

BATHROOM

5'5 x 9'7 (1.65m x 2.92m)

An internal bathroom with a white double ended bath, wall mounted basin and concealed cistern wc. There is a corner shower cubicle with rainfall head, chrome ladder radiator and neutral tiling.

BEDROOM ONE

10'2 x 10'1 (3.09m x 3.04m)

A double bedroom with built-in open hanging and shelving, a double glazed door leading to the private terrace, ceiling coving and a radiator.

BEDROOM TWO

8'2 x 12'1 (2.48m x 3.68m) minimum

This bedroom has built-in open hanging and shelving, double glazed French doors opening to the private rear terrace, ceiling coving and a radiator.

Apartment 6.2

Pelham - £255,000

COMMUNAL ENTRANCE

A staircase leads down to the lower ground floor with a private door off to the reception hall.

RECEPTION HALL

The reception hall has a radiator and cherry wood doors leading to the principal accommodation. There is a storage cupboard with hanging rail and double doors to a cupboard which accommodates the central heating boiler.

A door leads to the living room/kitchen.

LIVING ROOM/KITCHEN (front facing)

22'5 x 14'6 (6.84m x 4.41m) into the bay

The living room has a lovely double glazed bay window which overlooks the front elevation, radiator and attractive wallpaper decoration.

The kitchen has a fitted range of base, wall and drawer cabinets finished in grey and white, attractive worktops incorporating a stainless steel sink and drainer with separate waste and monobloc tap. There is a four ring gas hob with suspended extractor hood above, integrated electric oven, slimline dishwasher and fridge/freezer. The kitchen has an entry phone system to the main entrance, excellent storage space and spotlighting to the ceiling.

BEDROOM ONE (rear facing)

14'10 x 8'9 (4.5m x 2.65m)

The bedroom has a radiator, fitted open shelving and storage space with hanging rail and attractive wallpaper and emulsion decoration and wiring for Plasma screen TV. A door leads to the en-suite shower room.



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EN-SUITE SHOWER ROOM

With good quality shower with rainfall shower head, sliding screen doors, wall mounted wash hand basin and close coupled wc. The shower room has a shaver socket, wash hand basin with mirror above and a chrome towel rail.

BEDROOM TWO (front facing)

12'11 x 9'8 (3.93m x 2.93m)

With an impressive wardrobe recess with windows overlooking the front elevation, open hanging rail with shelving and storage space and a radiator.

FAMILY BATHROOM

Well-appointed with a three piece suite including a close coupled wc with concealed cistern, wash hand basin with mirror above, shaver socket, large bath with side mounted taps and a chrome monobloc tap, heated towel rail and tiling to the walls and floor.

GROUND FLOOR

Flat 6.3

Cranley - £280,000

COMMUNAL ENTRANCE

A private door leads off to the reception hall of the apartment.

RECEPTION HALL

With double doors to a cupboard housing the gas fired central heating boiler, radiator, attractive decoration and a door leading to the living room/kitchen.

LIVING ROOM/KITCHEN (front facing)

19' x 17'11 (5.80m x 5.49m)

The living room has two large double glazed windows overlooking the front elevation, two radiators, attractive decoration and tall ceilings.

The kitchen is fitted with an extensive range of good quality base, wall and drawer units with glass worktops, stainless steel sink with separate waste and monobloc tap, integrated slimline dishwasher, electric oven and fridge/freezer. There is a gas hob with extractor hood over and excellent storage space. The kitchen has an entry phone link to the main entrance.

Leading from the hallway access leads to bedroom one.

BEDROOM ONE (rear facing)

8'3 x 12' (2.5m x 3.67m)

With its own private passageway, the bedroom has a high ceiling, radiator, attractive decoration and a window overlooking the rear elevation.

BEDROOM TWO (rear facing)

10' x 10'3 (3.01m x 3.12m)

This second bedroom has a fitted wardrobe with hanging space, a high ceiling, radiator and enjoys good natural light from the window overlooking the rear elevation.

FAMILY BATHROOM

With a four piece suite including a panelled bath with side mounted chrome taps, close coupled wc with concealed cistern, wall mounted wash hand basin with mirror above and shaver socket. There is a corner shower cubicle with a rainfall shower head, lovely tiling to the walls and floor and a heated chrome towel rail.

Flat 6.4

Drayton - £275,000

ENTRANCE HALLWAY

With radiator, ceiling coving, built-in storage cupboard housing the gas central heating boiler and plumbing for a washing machine.

OPEN PLAN LIVING ROOM/KITCHEN

17'1 x 12'9 plus 6'7 x 6'4 (5.20m x 3.88m) plus (2m x 1.93m)

An excellent L shaped open plan living space with a double glazed window to the front elevation, TV and telephone points and a radiator. The kitchen is fitted with range of grey hi-gloss wall and base cabinets with glass worktops incorporating a stainless steel one and a half sink and drainer with extendable hose tap, four ring gas hob with extractor hood over, integrated slimline dishwasher, fridge/freezer, oven and intercom telephone.

BEDROOM ONE

17'9 x 11'7 (5.41m x 3.53m) maximum narrowing to 8'3 (2.51m) irregular shape

A large double bedroom with a double glazed window to the rear and built-in open plan hanging and shelved space.

BEDROOM TWO

12'9 x 6'8 (3.88m x 2.03m) narrowing to 4'9 (1.44m) irregular shape

A single bedroom with open built-in hanging and shelving, double glazed window to the rear elevation and a radiator.

BATHROOM

5'7 x 6'8 (1.70m x 2.03m) minimum - irregular shape

This bathroom has a white bath with a rainfall shower over and a glass panelled door, wall mounted basin and concealed cistern wc, neutral tiling, chrome ladder radiator and a shaver point.

FIRST FLOOR

Flat 6.5

Cranley - £275,000

COMMUNAL ENTRANCE

A private door leads off to the reception hall of the apartment.

RECEPTION HALL

With double doors to a cupboard housing the gas fired central heating boiler, radiator, attractive decoration and a door leading to the living room/kitchen.

LIVING ROOM/KITCHEN (front facing)

19' x 17'11 (5.80m x 5.49m)

The living room has two large double glazed windows overlooking the front elevation, two radiators, attractive decoration and tall ceilings.

The kitchen is fitted with an extensive range of good quality base, wall and drawer units with glass worktops, stainless steel sink with separate waste and monobloc tap, integrated slimline dishwasher, electric oven and fridge/freezer. There is a gas hob with extractor hood over and excellent storage space. The kitchen has an entry phone link to the main entrance.

Leading from the hallway access leads to bedroom one.

BEDROOM ONE (rear facing)

8'3 x 12' (2.5m x 3.67m)

With its own private passageway, the bedroom has a high ceiling, radiator, attractive decoration and a window overlooking the rear elevation.

BEDROOM TWO (rear facing)

10' x 10'3 (3.01m x 3.12m)

This second bedroom has a fitted wardrobe with hanging space, a high ceiling, radiator and enjoys good natural light from the window overlooking the rear elevation.

FAMILY BATHROOM

With a four piece suite including a panelled bath with side mounted chrome taps, close coupled wc with concealed cistern, wall mounted wash hand basin with mirror above and shaver socket. There is a corner shower cubicle with a rainfall shower head, lovely tiling to the walls and floor and a heated chrome towel rail.

FIRST FLOOR

Flat 6.6

Pelham - £280,000

COMMUNAL ENTRANCE

With staircase leading to the first floor. A door leads to the apartment.

RECEPTION HALL

With double doors to a cupboard housing the gas central heating boiler, and a storage cupboard with hanging rail. Four doors lead to the principal accommodation.

LIVING ROOM/KITCHEN (front facing)

23'9 x 14'11 (7.24m x 4.54m) into the bay

A lovely, open plan living room and kitchen with a lovely bay window to the front elevation, radiator, high ceiling and attractive decoration.

The very well equipped and fitted kitchen has a range grey and white fronted wall, base and drawer cabinets with glass worktops incorporating a stainless steel sink unit with separate waste and monobloc tap, 4 ring gas hob with extractor hood over, integrated slimline dishwasher, electric single oven and fridge/freezer. There is tiling to the floor and an entry phone link to the main entrance.

BEDROOM ONE (rear facing)

15'5 x 10'4 (4.70m x 3.16m)

With a large window giving good natural light, fitted hanging rail and shelved storage space, contrasting wallpaper and emulsion decoration, radiator and a door leading to the en-suite shower room.

EN-SUITE SHOWER ROOM

With good quality white three piece suite comprising close coupled wc with concealed cistern, wash hand basin with mirror above and shaver socket. There is a corner shower cubicle with rainfall shower head and sliding screen doors, heated towel rail and attractive tiling to the walls and floor.

BEDROOM TWO (front facing)

13'9 x 10'10 (4.19m x 3.29m)

With open hanging rail and shelved storage space, high ceiling, contrasting wallpaper and emulsion decoration, good natural light from the window to the front elevation and a radiator.

FAMILY BATHROOM

With three piece suite including a tiled panelled bath, chrome monobloc tap, close coupled wc with concealed cistern, wash hand basin with mirror above, shaver socket and a heated towel rail. The bathroom has attractive tiling to the walls and floor.

SECOND FLOOR

Flat 6.7

Pelham - £255,000

ENTRANCE HALLWAY

With double door cloaks cupboard housing the gas central heating boiler and plumbing for a washing machine, ceiling coving and a radiator.



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OPEN PLAN LIVING ROOM/KITCHEN

12'9 x 20' (3.89m x 6.09m) narrowing to 11' (3.35m) irregular shape

An open plan living room and kitchen with a double glazed window to the front, TV and telephone point and radiator. The kitchen has a range of white hi-gloss wall and base cabinets with glass worktops, stainless steel one and a half sink and drainer with an extendable hose tap, integrated slimline dishwasher, fridge/freezer, oven and an intercom telephone.

BEDROOM ONE

11'9 x 9' (3.58m x 2.97m)

This bedroom has a double glazed window to the front, radiator, TV point, built-in open shelving and hanging and a door to the en-suite shower room.

EN-SUITE SHOWER ROOM

3'3 x 8' (0.99m x 2.43m)

This en-suite shower has a corner shower cubicle with rainfall shower head, wall mounted basin, concealed cistern wc, chrome ladder radiator, neutral tiling and shaver point.

BEDROOM TWO

13'5 x 11'6 (4.08m x 3.50m)

A large, double bedroom to the rear, radiator and built-in open shelving and hanging.

BATHROOM

9'7 x 5'6 (2.92m x 1.67m)

An internal bathroom with a white double ended bath, wall mounted basin, concealed cistern wc, corner shower with rainfall shower, chrome ladder radiator, neutral tiling and shaver point.

SECOND FLOOR

Flat 6.8

Drayton - £250,000

ENTRANCE HALLWAY

With radiator, ceiling coving, built-in storage cupboard housing the gas central heating boiler and plumbing for a washing machine.

OPEN PLAN LIVING ROOM/KITCHEN

17'1 x 12'9 plus 6'7 x 6'4 (5.20m x 3.88m) plus (2m x 1.93m)

An excellent L shaped open plan living space with a double glazed window to the front elevation, TV and telephone points and a radiator. The kitchen is fitted with range of grey hi-gloss wall and base cabinets with glass worktops incorporating a stainless steel one and a half sink and drainer with extendable hose tap, four ring gas hob with extractor hood over, integrated slimline dishwasher, fridge/freezer, oven and intercom telephone.

BEDROOM ONE

17'9 x 11'7 (5.41m x 3.53m) maximum narrowing to 8'3 (2.51m) irregular shape

A large double bedroom with a double glazed window to the rear and built-in open plan hanging and shelved space.

BEDROOM TWO

12'9 x 6'8 (3.88m x 2.03m) narrowing to 4'9 (1.44m) irregular shape

A single bedroom with open built-in hanging and shelving, double glazed window to the rear elevation and a radiator.

BATHROOM

5'7 x 6'8 (1.70m x 2.03m) minimum - irregular shape

This bathroom has a white bath with a rainfall shower over and a glass panelled door, wall mounted basin and concealed cistern wc, neutral tiling, chrome ladder radiator and a shaver point.

EXTERNALLY

Each of the apartments within 6 Osborne Road have to be confirmed

TENURE

Leasehold

FLOOD RISK

Please see website www.environment-agency.uk

COUNCIL TAX

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING

Grade: C



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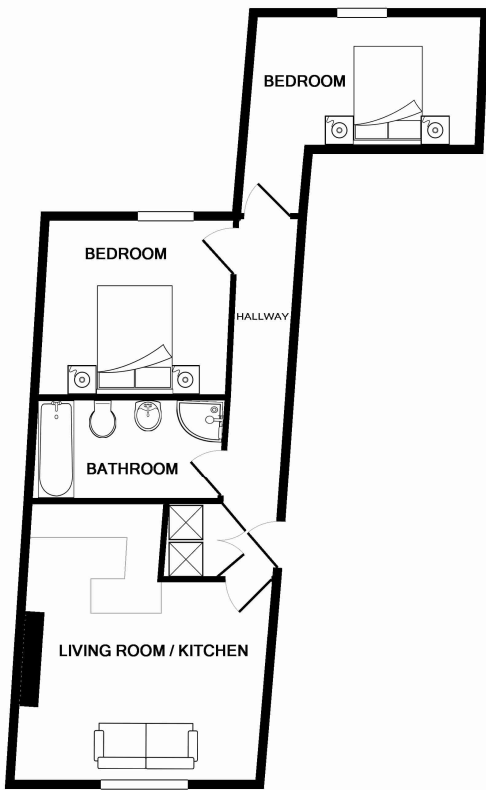
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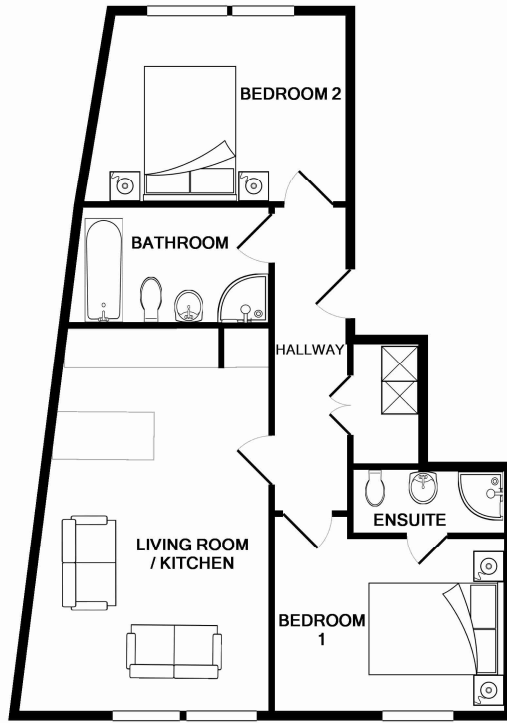


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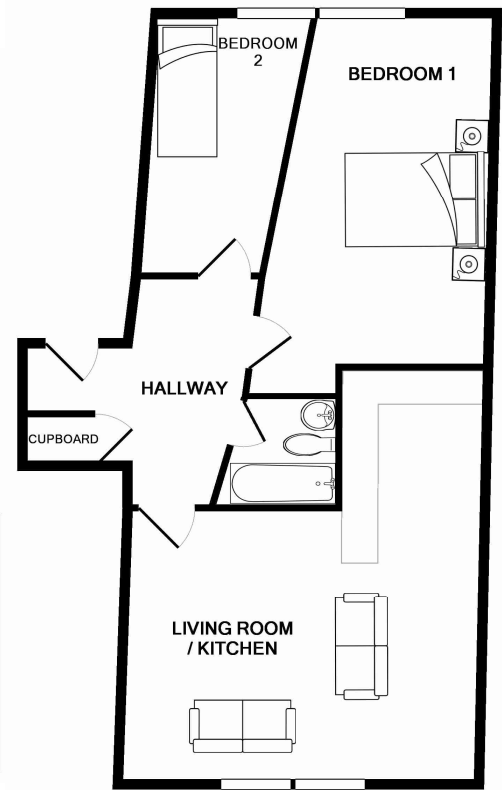
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Please note floor plans are indicative of each apartment style and are subject to slight differences depending on orientation within the development.



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