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Harrison Lodge, Flat 3, 18 Akenside
Terrace
Jesmond



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Price Guide: £250,000



Harrison Lodge, Flat 3, 18 Akenside Terrace, Jesmond, Newcastle upon Tyne NE2 1TN

SITUATION AND DESCRIPTION

A beautifully presented, two bedroom conversion apartment, located on the first floor of this imposing period detached house on Akenside Terrace. The generous apartment, one of six individual conversions, benefits from well-maintained communal gardens, a secure electric gated rear parking area/garden, with one parking space for the flat, and two communal store areas. The apartment has been stylishly refurbished by the current owners, with oak flooring, a modern bathroom and en-suite and contemporary kitchen.

The accommodation briefly comprises: communal entrance, private reception hallway, impressive sitting/dining room, kitchen with integrated appliances, master bedroom, en-suite shower/wc, second double bedroom, bathroom/wc, communal grounds, parking for car within the secure parking area, two communal stores, no upward chain.

The superb apartment and building has retained many period features including a traditional balustrade staircase to the entrance, decorative ceiling coving, high ceilings and a cast iron fireplace to the sitting room. The property is well-positioned for easy access and within walking distance of Jesmond's many shops, cafes and restaurants, as well as the nearby Jesmond Metro Station and excellent public transport links to the city centre. A viewing is highly recommended to appreciate the space and quality of accommodation, and quiet leafy residential location.

The property comprises:

COMMUNAL ENTRANCE

With an entrance vestibule, with individual post boxes, video doorbell intercom system, and a lovely hallway with wide balustrade staircase to the upper floors. The communal areas are well-maintained and decorated throughout.

ENTRANCE HALLWAY

A spacious L shaped entrance hallway with attractive oak flooring, a radiator, large walk-in utility cupboard with plumbing for a washing machine and shelving for linen. The hallway has neutral décor and doors leading to the sitting room, bedroom accommodation, kitchen/breakfast room and bathroom.

SITTING ROOM

16'3 x 15'2 (4.95m x 4.62m)

A beautifully appointed sitting/dining room with two double glazed windows to the front elevation and additional double glazed window to the side. The sitting room has a gas living flame fire with a cast iron insert and decorative wood surround.

There is decorative ceiling coving, a continuation of the oak flooring from the hallway, a TV point and radiators.

KITCHEN/BREAKFAST ROOM

13'6 x 7'4 (4.11m x 2.24m)

A well-appointed kitchen/breakfast room fitted with a range of cream fronted wall and base cabinets, with a stainless steel one and a half sink and drainer with mixer tap, gas hob with extractor hood over, integrated oven, dishwasher and fridge/freezer. The gas boiler (with wireless control system) is fitted to the wall, within a wall cabinet, and the kitchen has a double glazed window to the side, neutral tiling, a radiator and oak flooring.



BEDROOM ONE

9'1 x 13'4 (2.77m x 4.06m)

The master bedroom has a double glazed window overlooking the rear courtyard parking area. The bedroom has decorative ceiling coving, a TV point, a radiator, a built-in wardrobe with hanging rail, oak flooring and a door to en-suite.



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EN-SUITE SHOWER ROOM

8'8 x 4'8 (2.64m x 1.42m) maximum inclusive of shower
A contemporary en-suite with wall mounted basin, concealed cistern wc and large mains shower. The shower room has inset spots to the ceiling, an extractor fan, a chrome ladder radiator, neutral tiling and a large wall mounted mirror.



frosted window to the side, chrome ladder radiator, neutral tiling, inset spots and an extractor fan.



BEDROOM TWO

14'2 x 12'3 (4.32m x 3.73m)

A generous double bedroom with a double glazed window to the front elevation, lovely high ceilings with decorative coving, oak flooring, a radiator and ample space for free standing bedroom furniture.



EXTERNALLY

Harrison Lodge has beautifully presented and well-maintained communal gardens, with access to the side to a large secure enclosed courtyard area, providing residents parking for 6 - 8 cars.

The apartment benefits from one parking space (not allocated) and a secure electric gate accessed from the lane via a fob system.

Within the rear courtyard area there are two large stores areas shared between the flats, with additional storage within the building.

No upward chain.

SERVICES

The property has mains electricity, gas, water and drainage.

TENURE

Leasehold

COUNCIL TAX

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING

Grade: C

BATHROOM

6' x 7'3 (1.83m x 2.21m)

The family bathroom has a white suite comprising; bath with electric shower over and glass panelled door, close coupled wc, wash hand pedestal basin. The bathroom has a double glazed



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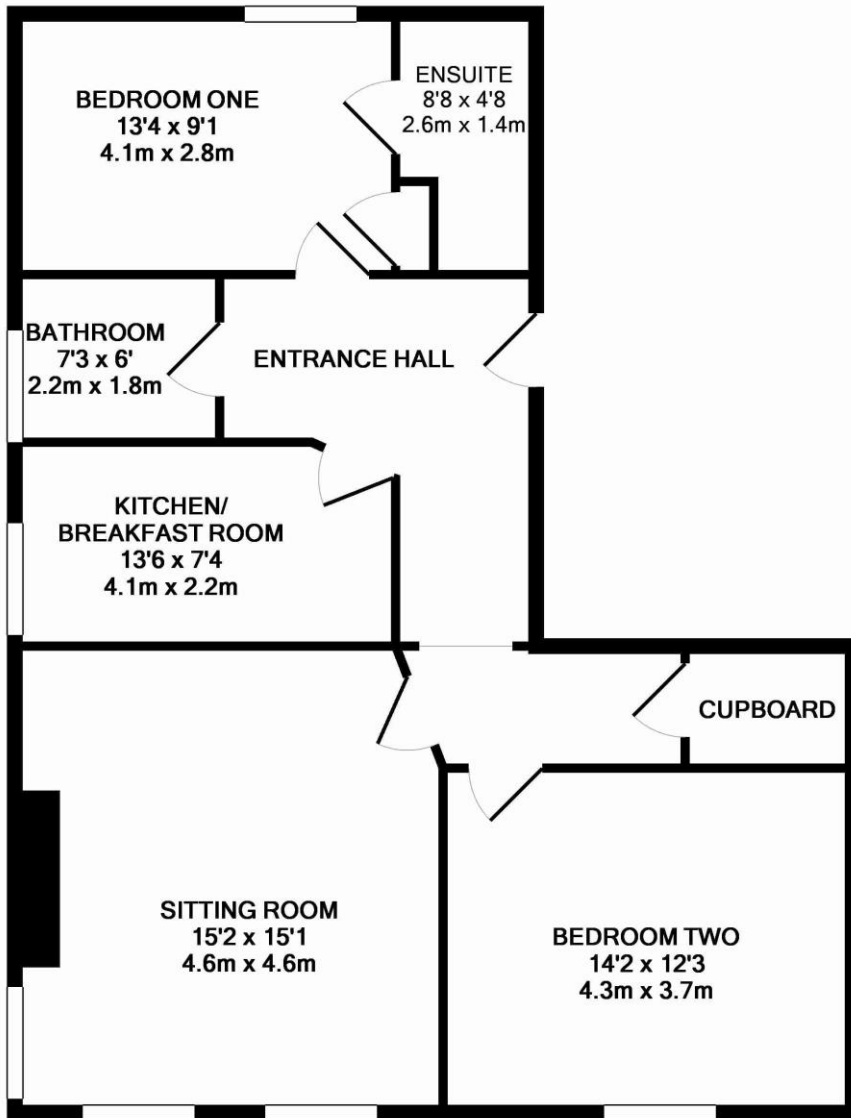
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TOTAL APPROX. FLOOR AREA 885 SQ.FT. (82.2 SQ.M.)

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