





1A Granville Gardens, NE2 1HL 1 BEDROOM £164,950 Leasehold

PROPERTY FOR SALE

MANSON PROPERTY CONSULTANTS LIMITED 5 HOLLY AVENUE WEST, JESMOND. NEWCASTLE UPON TYNE. NE2 2AR TEL. 0191 209 2222. FAX. 0191 209 2233. EMAIL/WEB INFO@MANSONS.NET VAT REGISTRAION NO. 756012155, REGISTERED IN ENGLAND No. CAMB/259. ADDRESS OF REGISTERED OFFICE IRMT, GOSFORTH PARK AVENUE, GOSFORTH, NEWCASTLE UPON TYNE, NEI2 8EG



The Propert

Summary

Manson's welcome to the sales market this one bedroom, ground floor flat located on Granville Gardens. Jesmond is just a short distance from Newcastle City Centre and boasts excellent public transport connections. The area is known for its vibrant mix of bars, restaurants, a swimming pool, library, and a variety of shops, ranging from charming independent boutiques to well-known stores like Tesco and Waitrose.

For those who enjoy the outdoors, Jesmond Dene is a popular spot for families, offering scenic country walks and riverside views. It's hard to believe this peaceful park is only minutes from the lively heart of Jesmond and is also home to 'Pets Corner'. The accommodation on offer comprises: Communal entrance into a shared reception hall. Entrance to the apartment, hallway, giving access to living room and kitchen both featuring bay windows, bedroom and bathroom. Externally, there is a garden to the front and side of the property and a yard to the rear.

Key Features

Location

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Environmental Impact (CO ₂)	Rating		Energy Efficiency Rating
	Current	Potential	Curre
Very environmentally friendly - low er CO2 emissions			Very energy efficient - lower running costs
(92-			(92· A
(81-91)			(81-91)
(69-80)		75	(69-80)
(55-68)	62		(55-68) D 62
(39-54)			(39-54)
(21-38)			(21-38)
(1-20) G			(1-20) G
Not environmentally friendly - higher CO_2 emissions			Not energy efficient - higher running costs
	U Directive 002/91/EC		England & Wales EU Dire 2002/91



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THE PROPERTY COMPRISES

Communal Entrance Into...

Shared Reception Hall

Entrance to the Apartment

Accessed via a secure front door, leading into the hallway.

Living Room

Partial cornicing and two central heating radiators. (Measurements: To Bay Window) 5.36m (17'8'') x 5.00m (16'5'')

Kitchen

Fitted kitchen units, sink and mixer tap & gas cooker point. Tiled splash back, central heating radiator and 'Vaillant' gas central heating boiler. (Measurements: To Bay Window) 4.11m (13'6'') x 2.22m (7'4'')

Bedroom One

Central heating radiator and built in double wardrobe. 4.87m (16'0'') x 2.37m (7'10'')

Bathroom

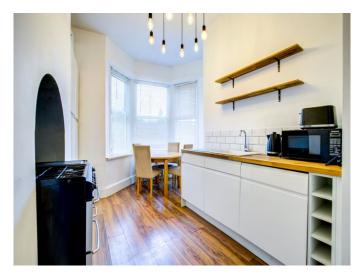
Walk in shower with glazed screen, raindrop & rinser. Basin, WC and chrome heated towel rail. Tiled splashback & extractor fan. 2.02m (6'8'') x 1.59m (5'3'')

External

Garden area to the front and side of the property. Yard to







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