

# BRUNTON

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## RESIDENTIAL

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## Heron Crescent

### Great Park Newcastle Upon Tyne, NE13 9DA

POPULAR LOCATION - TOP FLOOR - ALLOCATED PARKING

Brunton Residential are delighted to offer this top floor apartment located on Heron Crescent in Great Park.

The property is situated on a corner plot and offers two well-sized double bedrooms and is located close to local amenities including schools, shops and restaurants..

**£145,000**

# 73 Heron Crescent

Great Park Newcastle Upon Tyne, NE13 9DA



Accommodation comprises; A communal entrance hallway with access to a private entrance hall which in turn has access to an open plan lounge/kitchen area, the lounge offers French door access to a Juliet balcony. The kitchen offers a range of wall and floor units with coordinated work surfaces and some fitted appliances.

There are two bedrooms of similar size with space for wardrobes. There is a fitted bathroom with a shower over the bath.

Externally, there are a range of managed communal areas along with a private allocated parking space and plenty of visitor parking areas.

For more info and to book viewings please call our sales team on 01912368347.

## Hallway

## Disclaimer

## Lounge/Diner

12'10" x 9'1" (3.92m x 2.77m)

## Kitchen

9'6" x 6'10" (2.90m x 2.09m)

## Bedroom

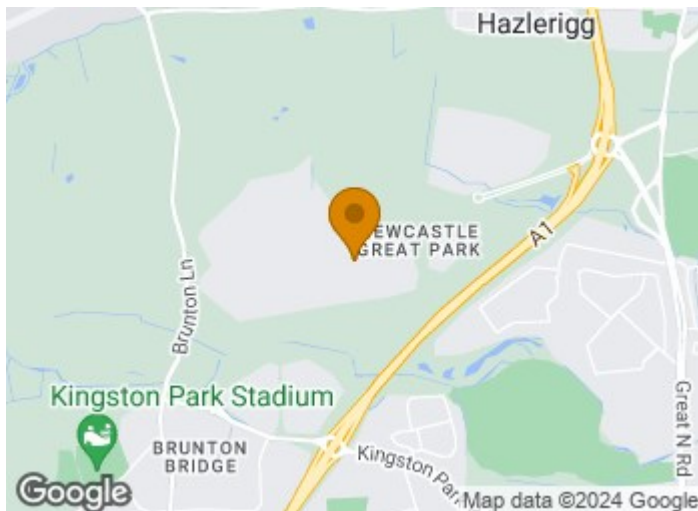
11'5" x 12'6" (3.49m x 3.80m)

## Bedroom

14'10" x 8'7" (4.53m x 2.62m)

## Bathroom

## Store



- TOP FLOOR APARTMENT
- TWO BEDROOMS
- ALLOCATED PARKING
- CLOSE TO AMENITIES
- FANTASTIC CONDITION
- CHAIN FREE



## Floor Plan

### Ground Floor

Approx. 52.5 sq. metres (565.5 sq. feet)



Total area: approx. 52.5 sq. metres (565.5 sq. feet)

All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

| Environmental Impact (CO <sub>2</sub> ) Rating   | Current                 | Potential |
|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>92 plus <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b> |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions  |                         |           |
| <b>England &amp; Wales</b>   | EU Directive 2002/91/EC |           |