Heron Crescent

Great Park, NE13 9DA

POPULAR LOCATION - GROUND FLOOR - ALLOCATED PARKING

Brunton Residential are delighted to offer this ground 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.

Offers Over £138,000

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Accommodation comprises; entrance hallway with access to an open plan lounge/kitchen area, the lounge offers French door access to an outdoor lawned space. 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.
For more info and to book viewings please call our sales team on 01912368347.

ON THE GROUND FLOOR

Disclaimer

Hallway

Lounge/Diner
3'4" x 9'1" (1.02m x 2.77m)

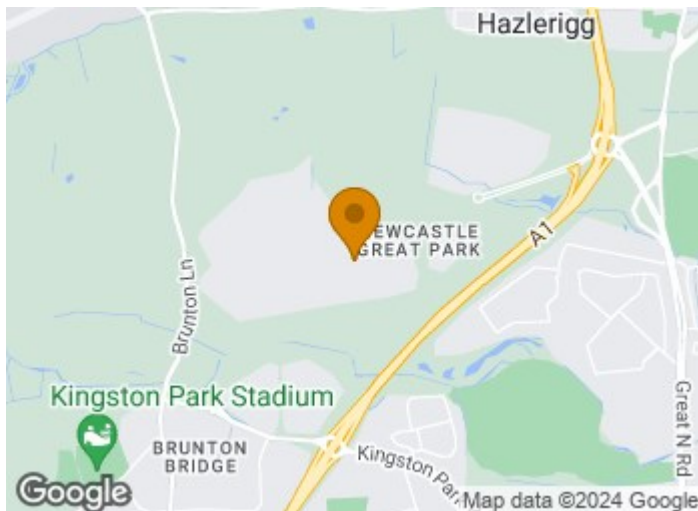### Kitchen
9'6" x 6'10" (2.90m x 2.09m)
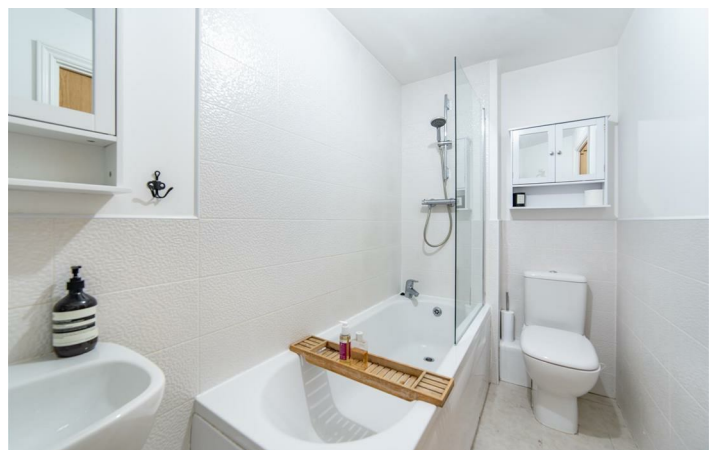
Bedroom
11'5" x 12'6" (3.49m x 3.80m)

Bedroom
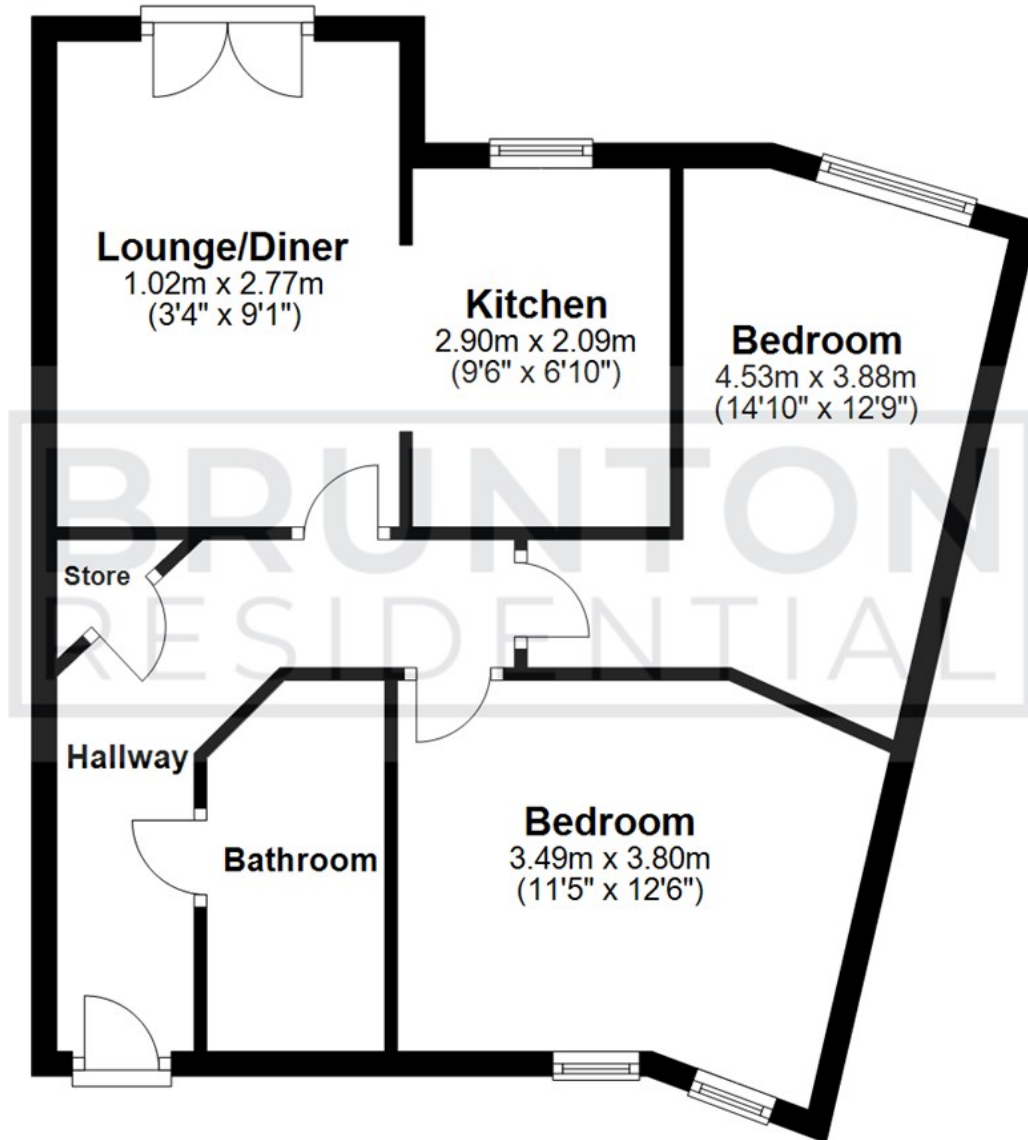14'10" x 12'9" (4.53m x 3.88m)

Bathroom

- GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING
- SHARED OUTDOOR SPACE
- COUNCIL TAX BAND B

Floor Plan

Ground Floor
Approx. 48.5 sq. metres (522.2 sq. feet)

Lounge/Diner
1.02m x 2.77m
(3'4" x 9'1")

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

Bedroom
4.53m x 3.88m
(14'10" x 12'9")

Store

Hallway

Bathroom

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

Total area: approx. 48.5 sq. metres (522.2 sq. feet)
All measurements are approximate and are for illustration only.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

Brunton Residential Middleton South, Wagonway Drive, Great Park, Newcastle upon Tyne, NE13 9BJ