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## Nursery Gardens

Fenham, NE5 2TT

POPULAR LOCATION - GROUND FLOOR - ALLOCATED PARKING

Brunton Residential are delighted to offer this ground floor apartment located on Nursery Gardens in Fenham. The property is situated in a small, private development on a quiet cul-de-sac and offers excellent internal living accommodation and an allocated parking space. The property offers excellent transport links to Newcastle City Centre and easy access to the A1 and Newcastle International Airport.

**Offers Over £90,000**

## 22 Nursery Gardens

Fenham, NE5 2TT



Accommodation briefly comprises; secure communal entrance leading to the property. Entrance hallway with access to large lounge/diner area with bay window allowing lots of natural light to flood the space. This leads to a kitchen with wall and floor units, coordinated work surfaces and some fitted appliances. The master bedroom is located to the rear of the property and offers two large built-in wardrobes whilst the second double bedroom to the front could be utilised as a home office. Finally, the internal accommodation is rounded off with a tiled bathroom with WC, basin and shower over bath. The property also benefits from a allocated parking space to the front.

### ON THE GROUND FLOOR

#### Hallway

#### Lounge/Diner

19'1" x 12'0" (5.82m x 3.67m)

#### Kitchen

12'2" x 7'5" (3.71m x 2.25m)

#### Bedroom

12'2" x 9'6" (3.71m x 2.90m)

#### Bedroom

8'6" x 8'7" (2.60m x 2.62m)

#### Bathroom

7'5" x 6'2" (2.28m x 1.90m)

#### Disclaimer



- POPULAR LOCATION
- ALLOCATED PARKING
- GROUND FLOOR FLAT
- SECURE ACCESS
- TWO BEDROOMS
- EASY ACCESS TO A1 & CITY CENTRE

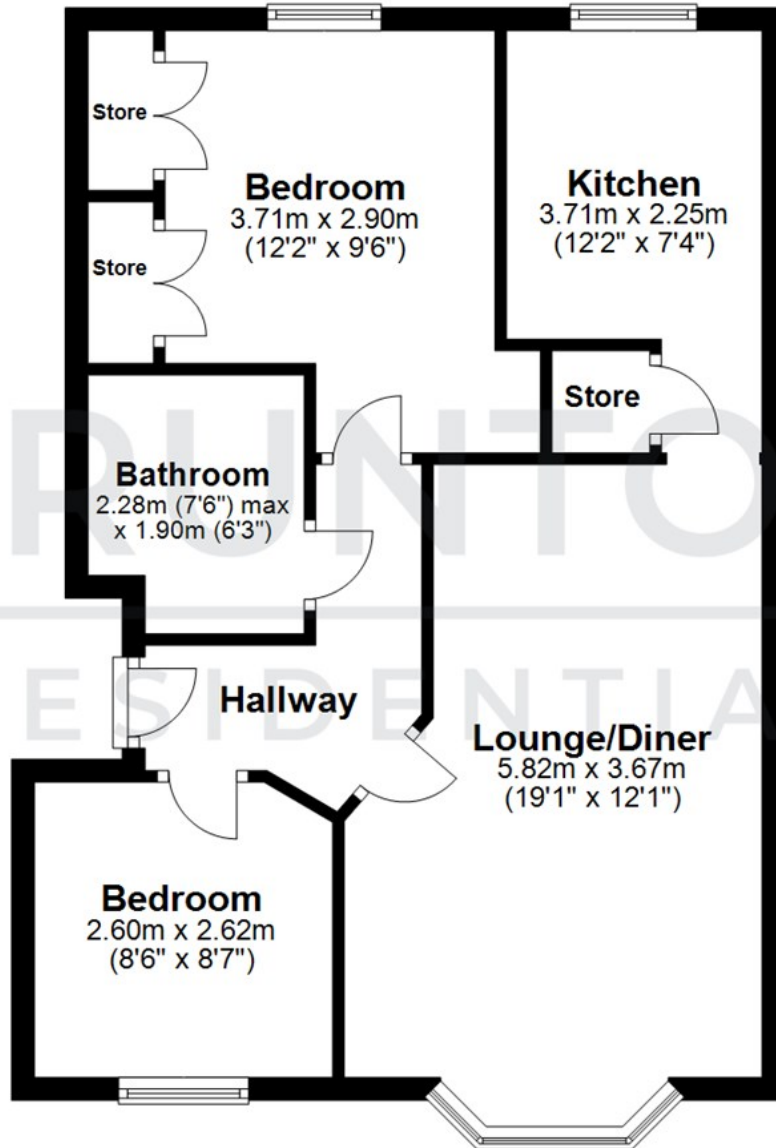




## Floor Plan

### Ground Floor

Approx. 55.4 sq. metres (596.2 sq. feet)



Total area: approx. 55.4 sq. metres (596.2 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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		78	78
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	