

BRUNTON

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EDGEFIELD, WEST ALLOTMENT, NEWCASTLE UPON TYNE, NE27

Offers Over £100,000

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Brunton Residential are pleased to present this well-presented two-bedroom top-floor apartment located in the popular area of West Allotment.

This property offers two bedrooms, a spacious lounge, a well-appointed kitchen, and a bathroom. Positioned on the top floor, the apartment benefits from an elevated outlook and a good degree of privacy. The location is particularly convenient, with the newly opened Northumberland Park rail station nearby, providing easy access to Newcastle City Centre via the Northern Line.

West Allotment is a desirable area, offering easy access to local amenities, including shops, cafes, and restaurants, as well as excellent transport links.

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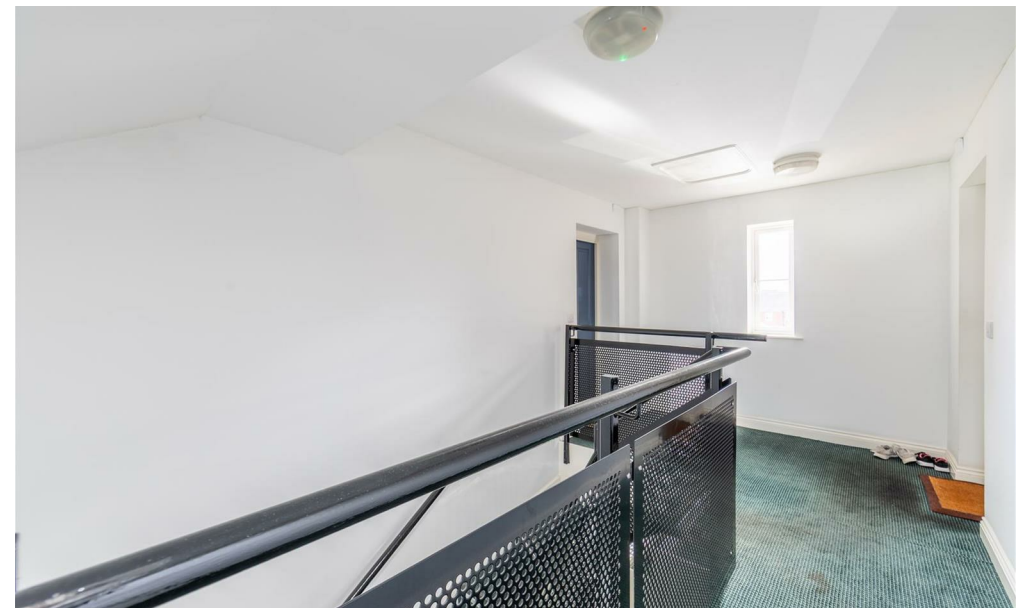
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Upon entering, you are welcomed into a hallway with wood-effect flooring, which provides access to all rooms. To the left, the bathroom is fitted with a bath, overhead shower, washbasin, and WC. On the opposite side of the hallway, there are two well-appointed bedrooms. A storage cupboard is also located at the end of the hallway, providing additional convenience.

The hallway leads into a spacious lounge, which benefits from dual-aspect windows, allowing for plenty of natural light. From here, there is direct access to the well-appointed kitchen, which features a range of wall and base units along with integrated appliances.

The property includes an allocated parking space.



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TENURE : Leasehold

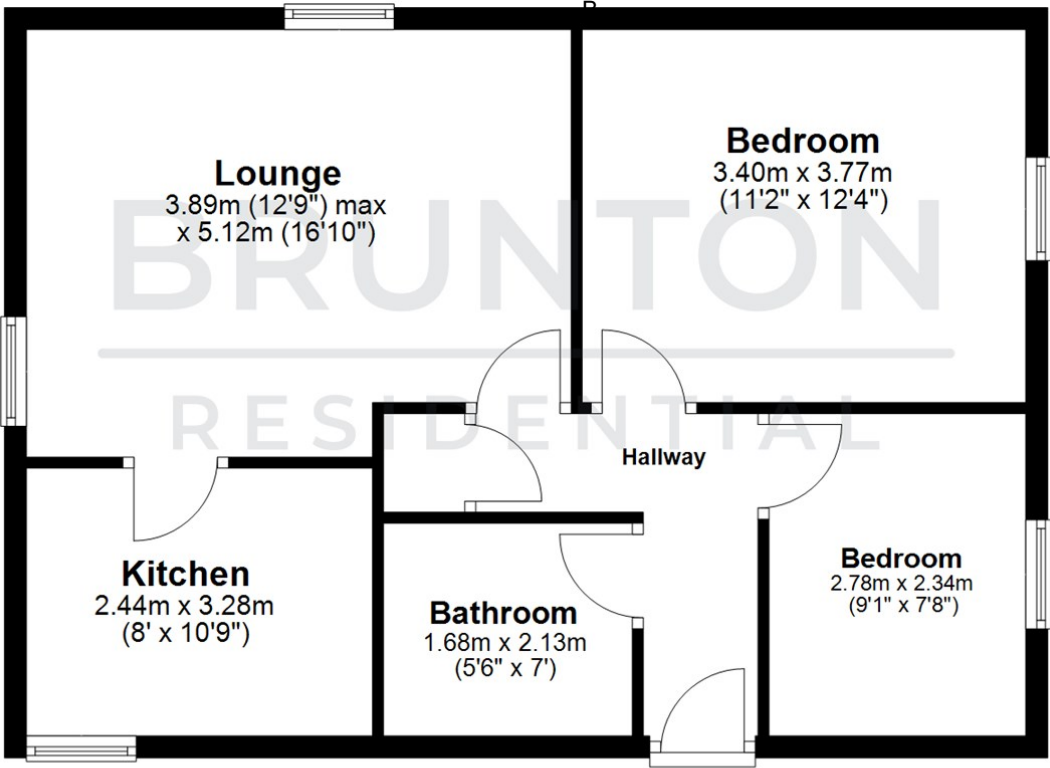
LOCAL AUTHORITY : North Tyneside Council

COUNCIL TAX BAND : B

EPC RATING : C

Ground Floor

Approx. 57.3 sq. metres (616.9 sq. feet)



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



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	