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SUNFLOWER DRIVE, GREAT PARK, NE13

Offers Over £160,000

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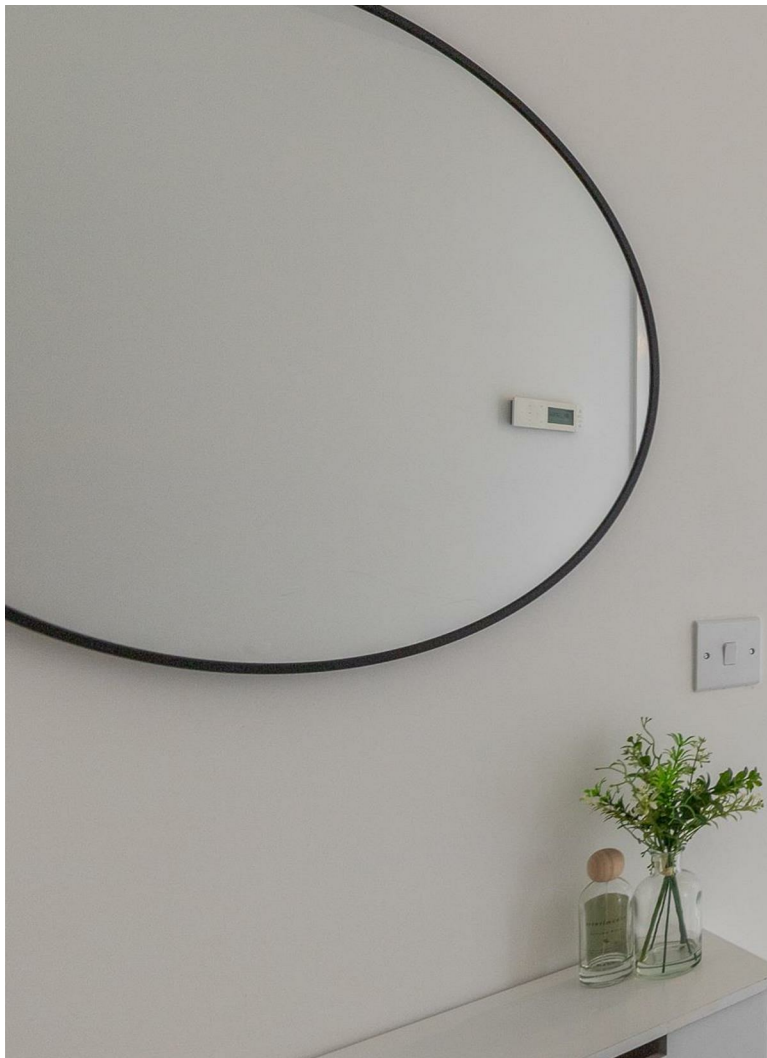
Delightful two-bedroom, second floor apartment situated on Sunflower Drive within Great Park, Newcastle upon Tyne.

This well-presented apartment features a spacious lounge/dining area with French doors opening onto a Juliet balcony. It further benefits from a modern kitchen, a stylish bathroom, and two well-proportioned bedrooms.

Situated in the popular residential area of Great Park, the property is conveniently located close to local shops, schools, and everyday amenities. It also benefits from excellent transport links, with easy access to the A1 and regular public transport services providing straightforward connections to Newcastle city center and surrounding areas.

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The internal accommodation comprises: an entrance hallway benefiting from two storage cupboards. To the right is a modern kitchen, fitted with integral appliances, a range of floor and wall units, ample storage and work surface space, wooden effect flooring, and a window overlooking the surrounding area.

To the left of the hallway is the family bathroom, featuring tiled flooring, partially tiled walls, a WC, washbasin, and a bath with an overhead shower.

Further down the hallway, to the left and straight ahead, are two well-proportioned bedrooms, both with windows overlooking the surrounding area.

To the right of the hallway is a generous lounge/dining room with French doors opening out onto a Juliet balcony. Carpet flooring runs throughout most of the apartment, providing comfort and warmth.

Externally, there are a range of lawned, paved and planted areas along with a residents car parking with allocated bays as well as a range of visitor spaces.

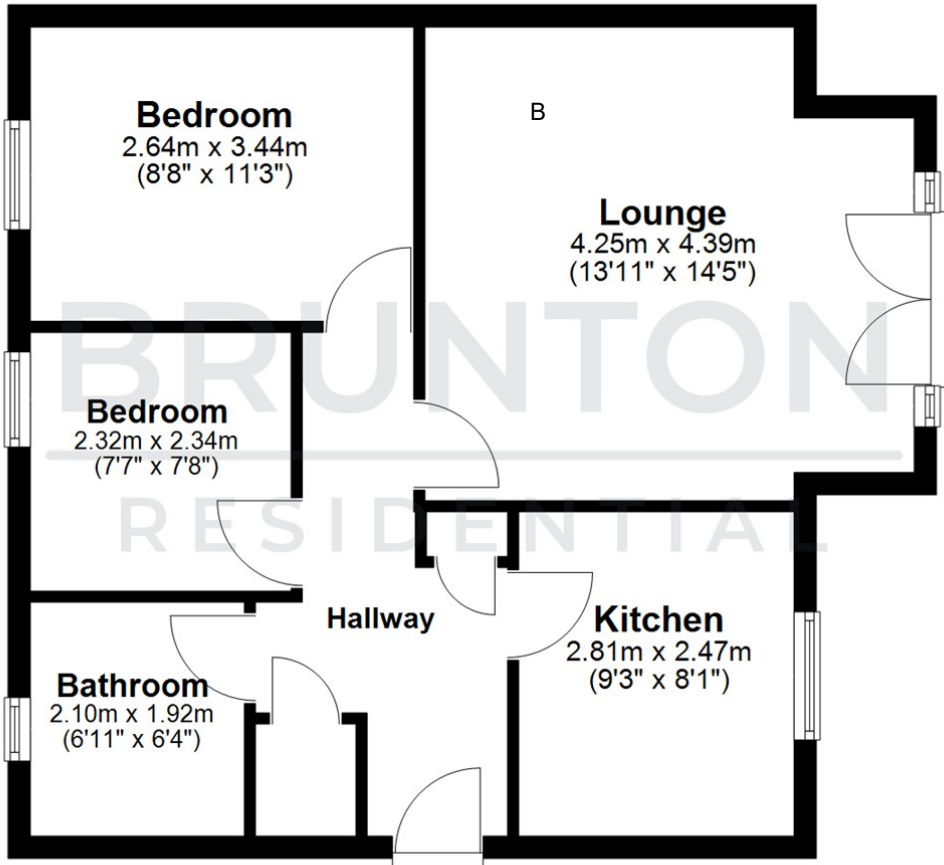


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7d Sunflower Drive

Approx. 52.9 sq. metres (569.7 sq. feet)



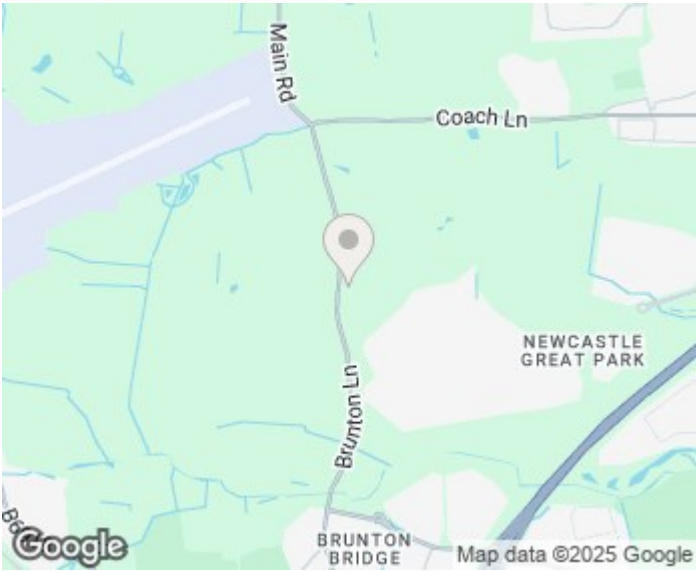
All measurements are approximate and are for illustration only.
Plan produced using PlanUp.

TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : B



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		
	82	82
EU Directive 2002/91/EC		
England & Wales		

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