

BRUNTON

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SUNFLOWER DRIVE, GREAT PARK, NE13

£160,000

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GROUND FLOOR APARTMENT - TWO BEDROOMS - OUTSIDE TERRACE

Brunton Residential are pleased to offer to the market this two bedroom duplex style apartment, located on Sunflower Drive, Great Park. Sunflower Drive is located to the North of Great Park and provides excellent access to the continually developing Great Park town centre, central Gosforth, highly desirable local schools, and transport links including the A1.

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Brunton Rise is a brand-new development within Newcastle's Great Park. This Taylor Wimpey Holly build is a 2-bed ground floor apartment overlooking green space to the entrance to the development.

The hallway boasts two ample storage cupboards lead to a light and spacious lounge with dining area. There's a modern fitted integral kitchen with oven, hob, dishwasher, washer dryer and fridge freezer. There is a double bedroom and a well-proportioned second bedroom which could alternatively be used as a dedicated office for working from home. Finally, a sleek family bathroom completing the home.

Externally there is a small terrace off the lounge with an open aspect while to the rear there is an allocated parking space.

This apartment is ideal for working individuals or couples.

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TENURE : Freehold

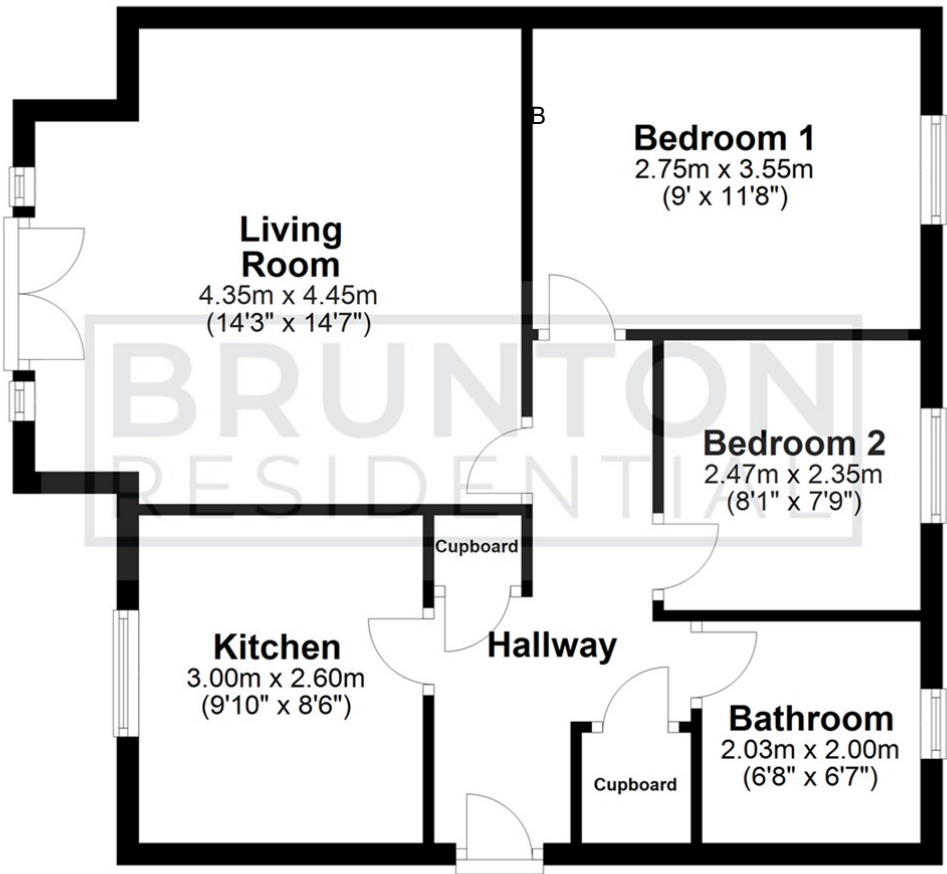
LOCAL AUTHORITY : Newcastle

COUNCIL TAX BAND : B

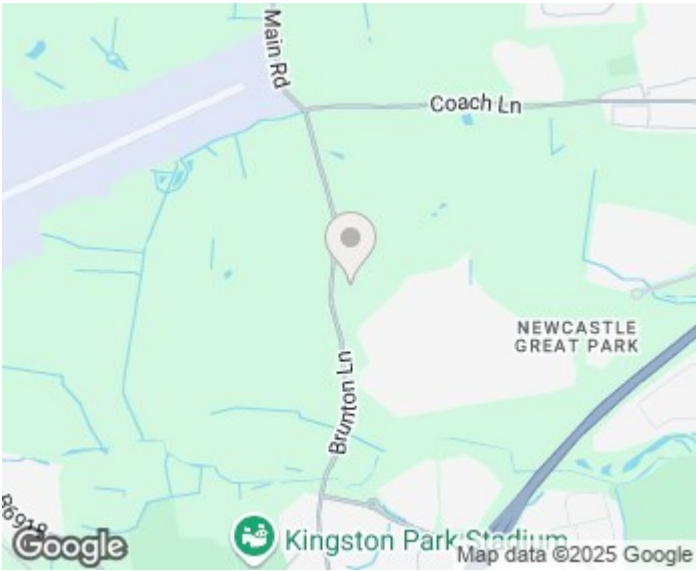
EPC RATING : B

Ground Floor

Approx. 56.3 sq. metres (606.1 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	84	84
(69-80) C		
(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 (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		
England & Wales	EU Directive 2002/91/EC	