

# BRUNTON

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## RESIDENTIAL



**FENCER HILL SQUARE, GOSFORTH, NE3**

Offers Over £200,000



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Well-Presented Two-Bedroom Flat with Spacious Lounge/Diner and Two Bathrooms, Located in Sought-After Fencer Hill Square, Gosforth

This appealing flat offers two good-sized bedrooms, with the principal benefitting from an en suite and fitted wardrobes, a bright and spacious lounge/diner, and a well-equipped kitchen.

Set within the popular Fencer Hill Square development in Gosforth, residents benefit from easy access to excellent amenities, local schools, green spaces, and strong public transport links to Newcastle city centre and beyond.



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The internal accommodation briefly comprises:  
Entrance into the entrance hall. To the right, there is access to the first bedroom, which benefits from fitted wardrobes. To the left of the hallway is a fully tiled bathroom, complete with a bath with overhead shower, washbasin, and WC. At the far end of the hall is the principal bedroom, which also includes fitted wardrobes and a private en suite shower room. This area of the hallway also provides access to a built-in storage unit.

To the right, the accommodation opens into a spacious lounge/diner featuring French doors that lead out onto a Juliet balcony. The lounge flows into a well-appointed kitchen, fitted with a range of wall and base units, granite worktop surfaces, and integrated appliances including an oven, hob, and extractor fan.

Externally, the property is accessed through a secure communal entrance and enjoys the use of well-maintained communal gardens, along with secure parking facilities accessed through electric gates. A final feature is the inclusion of a residents gym, run and maintained by the managing agent.





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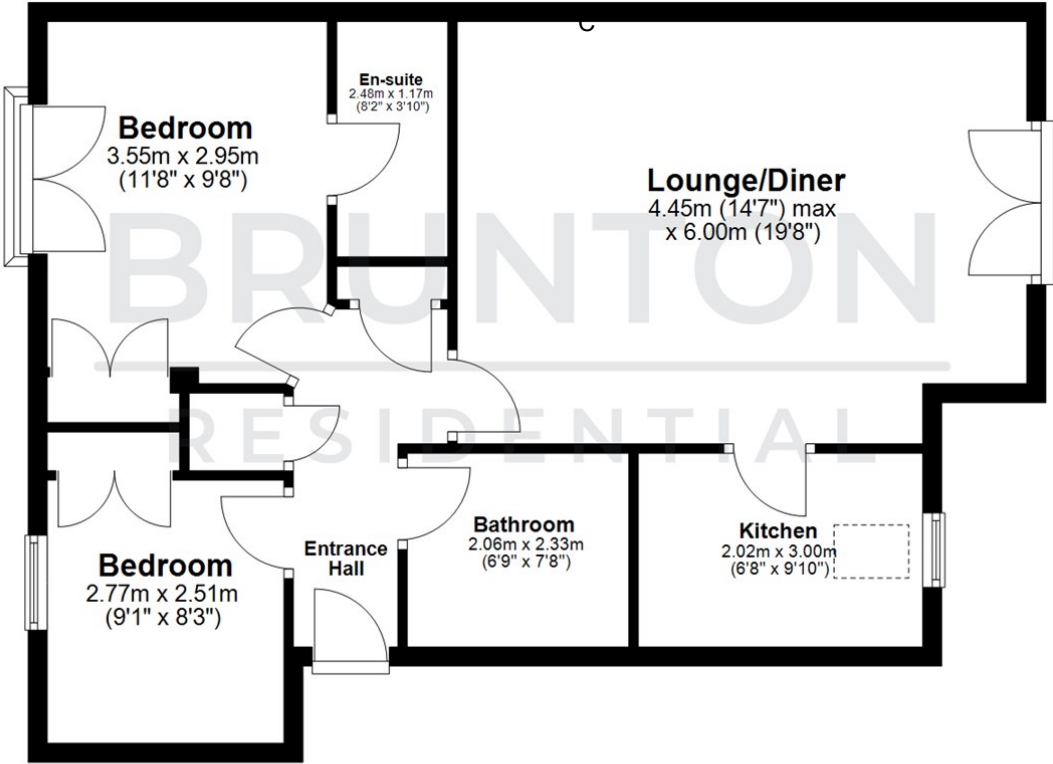
TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : C

**First Floor**  
Approx. 67.5 sq. metres (726.9 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	