

# BRUNTON

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## RESIDENTIAL



**DARRAS MEWS, DARRAS HALL, NE20**

**Asking Price £175,000**



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Delightful Two Bedroom Ground-Floor Apartment In Darras Mews, No Onward Chain, Extended Lease.

This well-presented home offers comfortable and low-maintenance living in a highly sought-after location. The property features a bright living room, a fabulous newly fitted kitchen, two generous bedrooms, and a modern shower room. Externally, the property benefits from beautifully maintained communal gardens and parking.

Darras Mews is perfectly positioned within easy reach of Ponteland's wide range of amenities, shops, restaurants, and excellent transport links into Newcastle and the surrounding areas. Leasehold - Council Tax Band C - EPC C.



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The internal accommodation comprises: The front door opens to an entrance lobby leading into a bright and airy living room featuring a fireplace and newly fitted carpets. To the right-hand side is an elegant refurbished kitchen with thoughtful additions such as pull-down shelving and pull-out corner shelves within the lower cupboards, ideal for those with mobility considerations.

The property further includes an inner hallway, a modern shower room with a built-in storage cupboard housing the water tank, two generous bedrooms, and a sizeable walk-in storage cupboard providing excellent additional space.

Externally, the property benefits from communal parking and well-maintained communal gardens. It forms part of an Anchor Housing development, suitable for over 60's, offering emergency pull cords and a high standard of ongoing maintenance. There is also a guest room that can be booked to accommodate overnight visitors/guests.





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TENURE : Leasehold

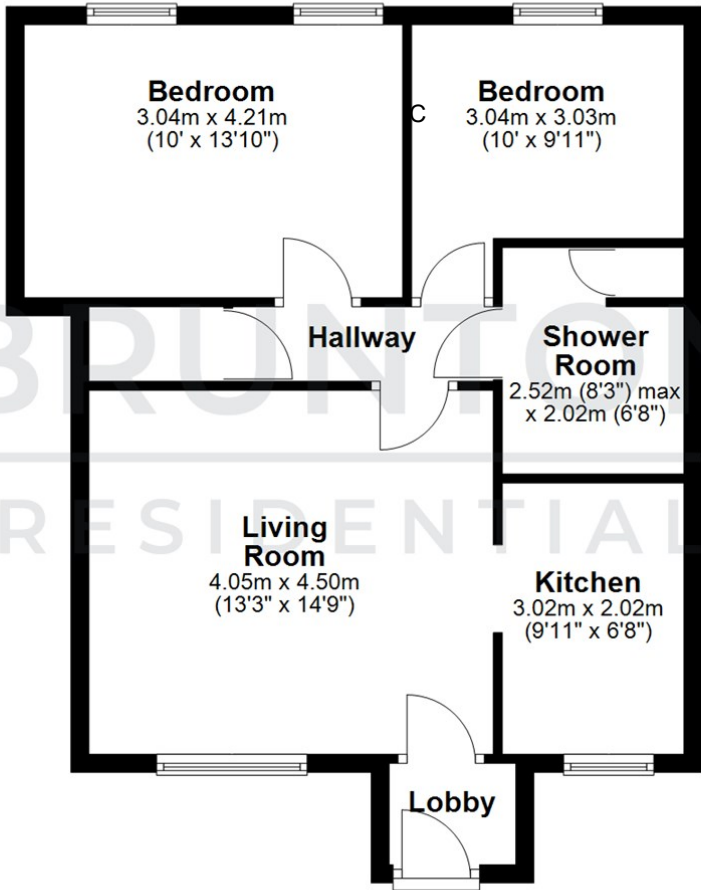
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : C

### Ground Floor

Approx. 57.7 sq. metres (620.8 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		
	78	81
EU Directive 2002/91/EC		
England & Wales		

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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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