

BRUNTON

RESIDENTIAL



ELMWOOD PARK COURT, NEWCASTLE UPON TYNE

Offers Over £150,000

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TOP FLOOR 'DUNSTON' STYLE APARTMENT | TWO BEDROOMS | IDEAL FIRST TIME BUY

Brunton Residential are delighted to welcome to the market this stunning second floor 'Dunston' style apartment within Elmwood Park Court, Great Park with allocated parking to the rear, secure entry system and the benefit of having no forward chain.

For more information and to book your viewing please call out team on 0191 236 8347.

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Situated on the sought after Elmwood Park Court on Newcastle Great Park is this stunning top floor two bedroom apartment, briefly comprising; communal entrance and stairs to all floors, apartment entrance, airy hallway giving access to both bedrooms, the master bedroom benefitting from walk in wardrobe. Family three piece bathroom with shower over the bath, open plan lounge/kitchen/dining area spanning the depth of the property with a Juliette balcony.

Externally there are communal grounds to the front of the property and an allocated parking bay to the rear.

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Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band B

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TENURE : Leasehold

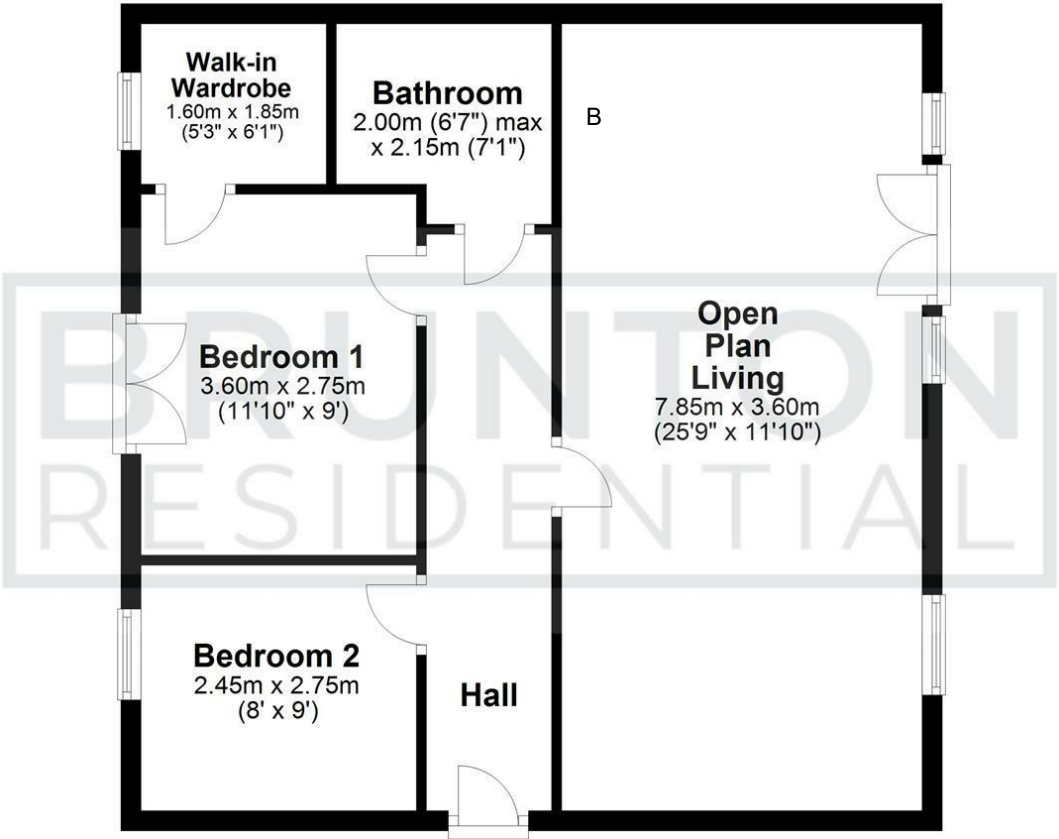
LOCAL AUTHORITY : Newcastle C C

COUNCIL TAX BAND : B

EPC RATING : C

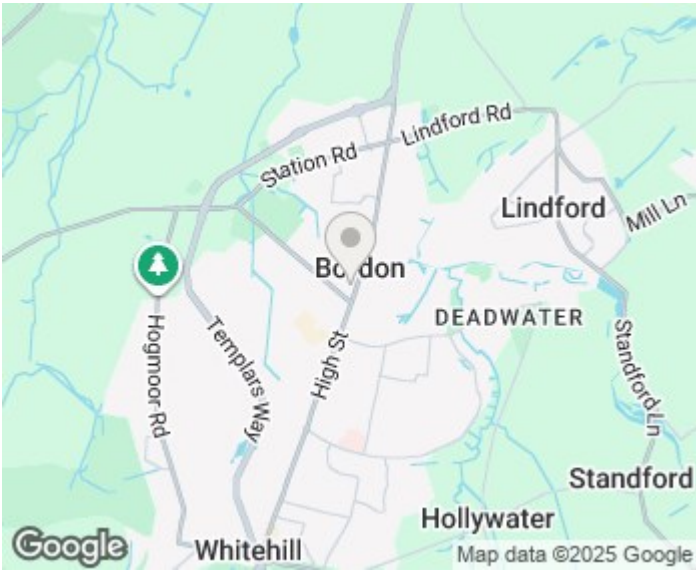
Top Floor

Approx. 61.2 sq. metres (659.1 sq. feet)



Total area: approx. 61.2 sq. metres (659.1 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	79
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		