

BRUNTON

RESIDENTIAL



WILLOWBAY DRIVE, GREAT PARK, NE13

Offers Over £150,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



This modern two bedroom second floor apartment is situated in the highly sought after Great Park development, offering contemporary living in a well-maintained residential area.

Flooded with natural light, the property features a spacious open plan living area, a stylish fitted kitchen, two well proportioned bedrooms,. Large windows and Juliet balconies enhance the sense of space throughout.

Externally, the apartment benefits from an allocated parking bay located to the rear of the building, ensuring convenient and private parking.

This property is ideal for first time buyers, professionals, or investors looking for a low-maintenance home in a popular and growing community.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The home has an impressive open plan living, dining, and kitchen area. This superb space spans the full width of the property. Large French doors with a Juliet balcony flood the room with natural light and overlook the green spaces of the development, creating a bright and inviting environment. The modern kitchen is fitted with a range of sleek wall and base units, integrated appliances, and generous worktop space.

The primary bedroom is a spacious double, featuring its own set of French doors with Juliet balcony, allowing light to pour in.

A versatile second bedroom ideal as a guest room, nursery, or home office, currently used as a dedicated workspace.

The stylish bathroom is finished to a modern standard, offering a white suite comprising panelled bath with glass shower screen and overhead shower, wash hand basin, and WC.

Externally, the property benefits from an allocated parking bay located directly to the rear of the building, providing secure and convenient parking.

BRUNTON

RESIDENTIAL

TENURE : Leasehold

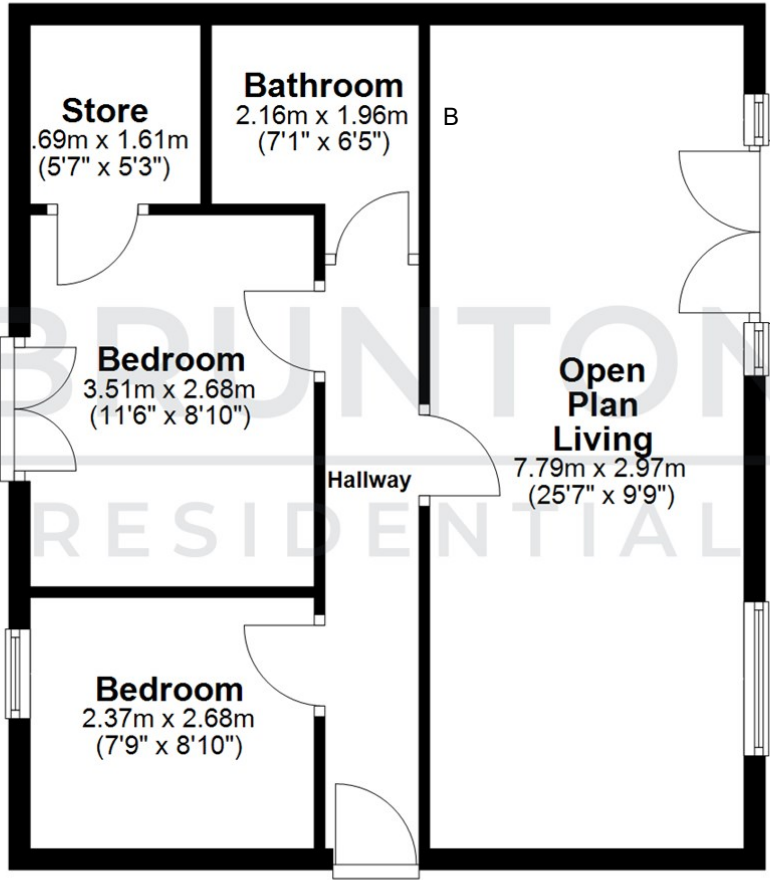
LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : B

EPC RATING : B

Second Floor

Approx. 42.7 sq. metres (460.0 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	81	81
(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	