

**BRUNTON**  
RESIDENTIAL



**HEMINGWAY COURT, PONTELAND, NE20**

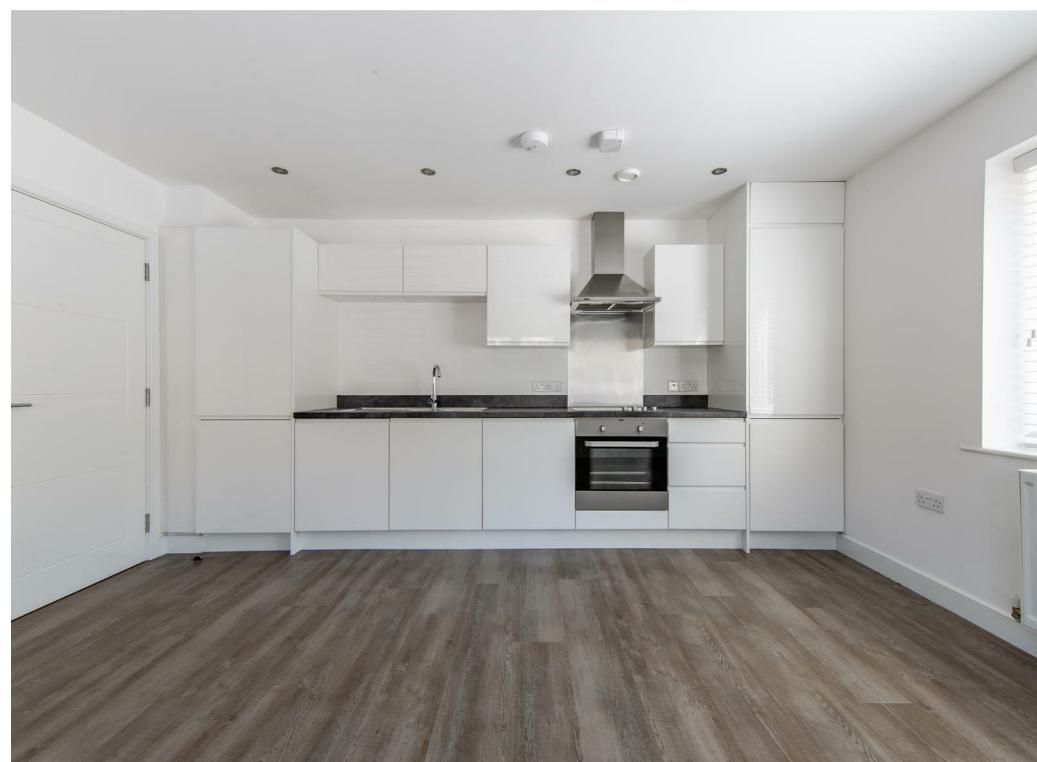
**£1,150 Per Month**

# BRUNTON

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**AVAILABLE NOW! £1,150PCM Beautifully Finished Two-Bedroom Apartment Set Within an Exclusive Development in Central Ponteland. Offered with No Onward Chain and Allocated Parking.**

Situated within the secure and highly regarded Hemingway Court, this well-presented apartment features a generous dual-aspect open-plan living area with a high-quality fitted kitchen, two spacious bedrooms, a stylish family bathroom, and an en-suite to the principal bedroom.

Ideally positioned in the heart of Ponteland, the property offers immediate access to local shops, restaurants, pubs, and transport links. Leasehold - Council Tax Band D - EPC Rating B.

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Internal accommodation briefly comprises: Entry is via a secure main entrance into the building, with the apartment's private front door opening into a welcoming hallway. Straight ahead, the hallway leads into a generous dual-aspect kitchen/diner/living area, complete with high-quality cabinetry and integrated appliances, with space for cooking, dining and living.

There are two well-proportioned double bedrooms. The principal bedroom enjoys access to a stylish en-suite shower room. The elegant family bathroom features a three-piece suite and modern tiling. A built-in storage cupboard is also located off the hallway, providing practical storage.

Externally, the apartment benefits from an allocated parking space, visitor parking, and is offered with no onward chain. Set within an exclusive and secure development in the centre of Ponteland, the property is ideally positioned for access to local shops, cafes, restaurants, and transport links.



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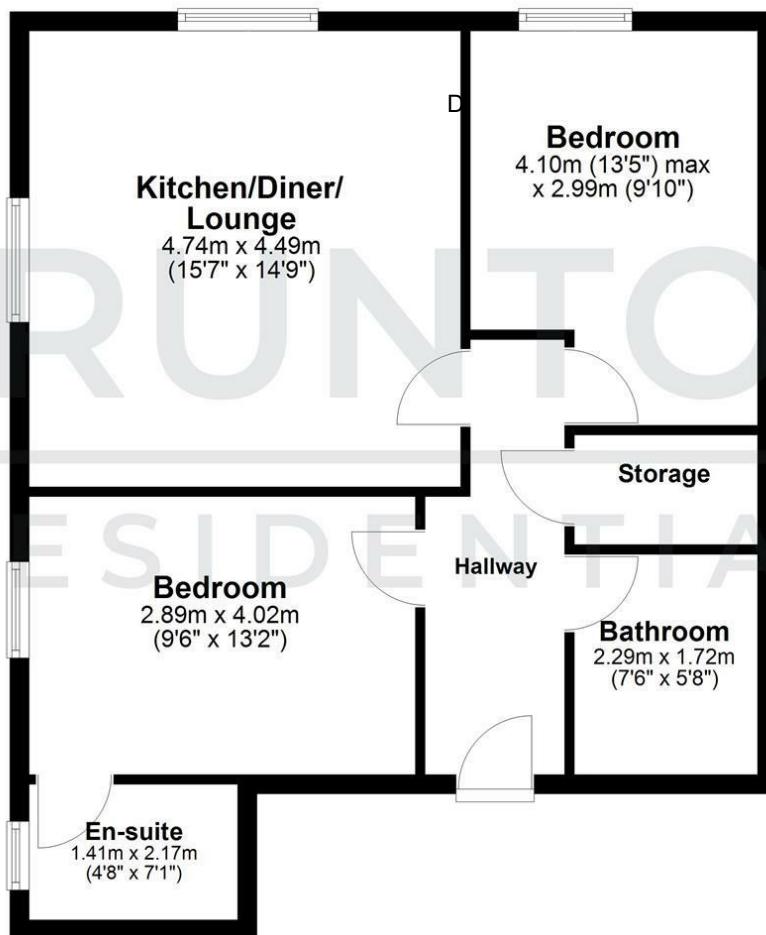
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TENURE :

### Ground Floor

Approx. 61.4 sq. metres (661.3 sq. feet)



LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : B



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		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		