

# BRUNTON

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## RESIDENTIAL

**BRANDLING PARK MEWS, JESMOND**

**£1,750 Per Month**

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Available now - £1,750PCM - Fantastic and Fully Refurbished First Floor Conversion Apartment Boasting Two Double Bedrooms, Modern Dual Aspect Re-Fitted Kitchen with Vaulted Ceilings, Reception Room, Re-Fitted Family Bathroom plus En-Suite & Available Now!

This excellent two bedroom first floor conversion apartment is ideally situated at Brandling Mews, Jesmond. Brandling Mews, which is tucked just off from Brandling Park and Clayton Road is perfectly positioned within Brandling Village Conservation Area.

Having undergone extensive remodelling works, this fantastic apartment offers versatile living within the heart of Jesmond and is positioned within walking distance to some of the region's finest independent schools, the café culture of Clayton Road, Exhibition Park and indeed Newcastle City Centre itself.

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TENURE :

LOCAL AUTHORITY :

COUNCIL TAX BAND : New Build

EPC RATING :

New Build



| 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 |