





- Ground Floor Apartment
- Secure Entry System
- Allocated Parking Bay
- Council Tax band \*B\*
- Viewing Recommended
- Two Bedrooms
- Leasehold
- Sought After Location
- IMMACULATE THROUGHOUT
- Call for More Information





**\*\* Video Tour on our YouTube Channel | <https://youtu.be/aPmw-EzFVrY> \*\***

Jan Forster Estates are pleased to welcome to the market this modern two-bedroom ground floor apartment, offered for sale with the benefit of no upper chain.

The apartment is located within the popular Brunton Rise, in Great Park and will appeal to a variety of buyers. The Location provides easy access to excellent transport links including the A1 motorway, along with local amenities and well-regarded schools.

The property is accessed via a communal entrance and the apartment briefly comprises: - entrance hall with storage, bright and airy lounge with French doors opening to a patio area, modern kitchen with fitted wall and floor units along with an integrated hob and oven, two good sized bedrooms and a modern shower room. The property further benefits from gas central heating and double glazing. Externally there are communal areas and allocated parking.

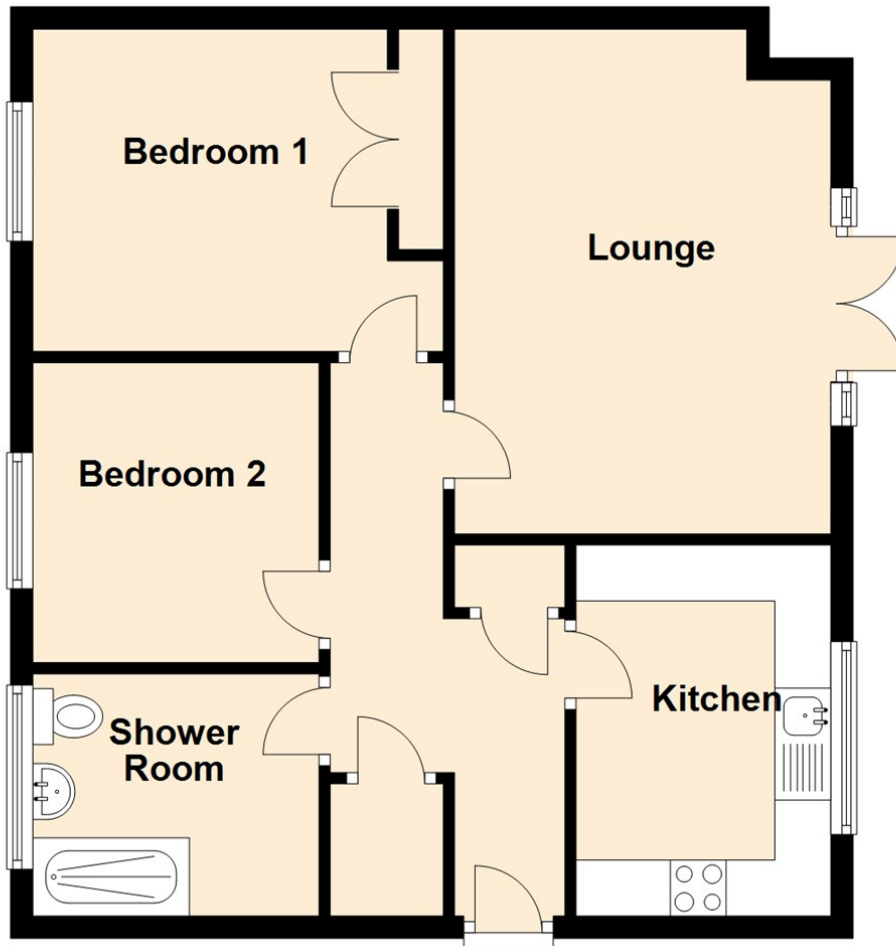
For more information and to book your viewing please call our sales team on 0191 236 2070.

#### Tenure

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

Council Tax band \*B\*.

## Ground Floor



### The difference between house and home


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Lounge 14'0" x 14'1" (4.29 x 4.30)

Kitchen 8'1" x 9'7" (2.48 x 2.93)

Bedroom One 11'5" x 9'1" (3.49 x 2.78)

Bedroom Two 7'8" x 7'9" (2.34 x 2.38)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Gosforth

0191 236 2070

Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

0191 487 0800

Property Management Centre

0191 236 2680



[www.janforsterestates.com](http://www.janforsterestates.com)

