

# BRUNTON

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## RESIDENTIAL



**HOMEDOWN HOUSE, HIGH STREET, GOSFORTH, NE3**

**Offers Over £55,000**

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### **RETIREMENT PROPERTY - GREAT LOCATION - FULLY REFERBISHED**

Brunton Residential are delighted to offer for sale this one bedroom property in the well located Homedowne House development on Gosforth High Street. This apartment is on a high floor located close to the lift and has been stylishly refurbished throughout.

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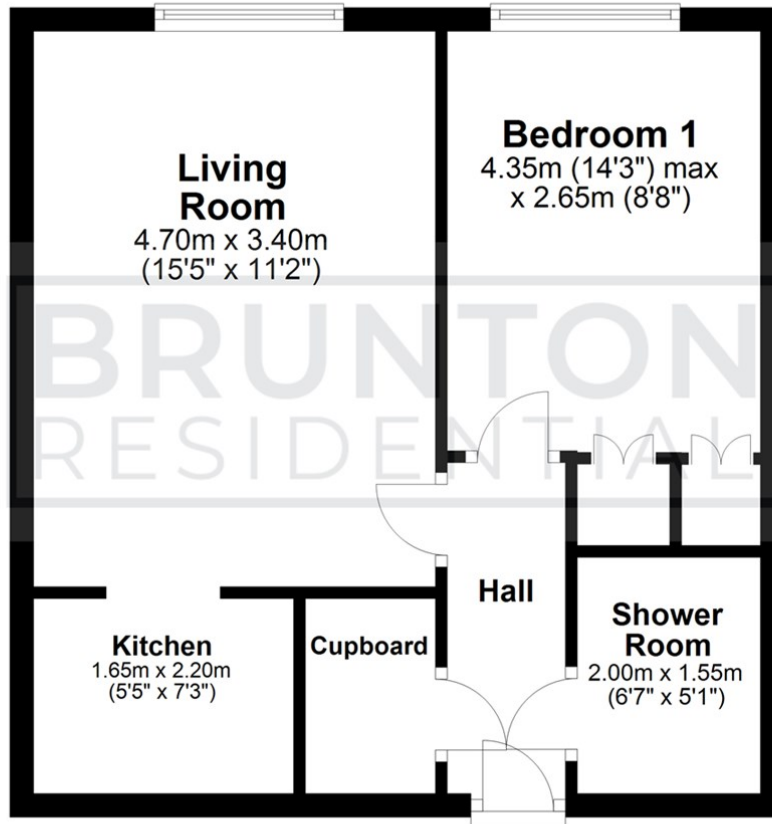
Homedowne House is a warden assisted site designed for downsizers of at 55 years of age, it has a range of communal facilities. We offer this property without forward chain and offers accommodation briefly comprising; communal entrance hallway with lift to all floors, the property offers a private internal hall, a large lounge with windows to rear and an open plan style kitchen area which has been recently replaced, there is a range of wall and floor units with some fitted appliances. There is a master bedroom and a stylish shower room WC. Externally there are some communal garden areas and a residents parking facility.

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### Third Floor

Approx. 35.6 sq. metres (383.7 sq. feet)



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.

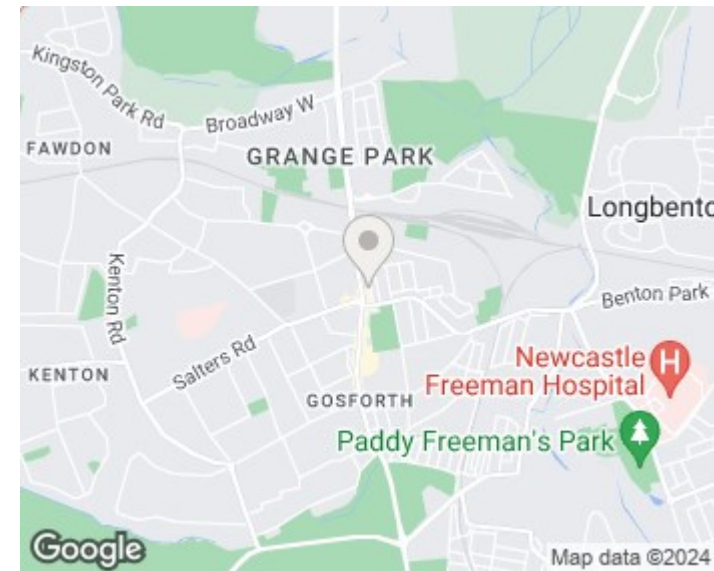
TENURE : Leasehold

LOCAL AUTHORITY :

COUNCIL TAX BAND :

EPC RATING : C

SERVICES :



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	83
(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			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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