

# BRUNTON

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RESIDENTIAL



**HERON CRESCENT, GREAT PARK, NE13**

Offers Over £138,000

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### POPULAR LOCATION - GROUND FLOOR - ALLOCATED PARKING

Brunton Residential are delighted to offer this ground floor apartment located on Heron Crescent in Great Park.

The property is situated on a corner plot and offers two well-sized double bedrooms and is located close to local amenities including schools, shops and restaurants.

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Accommodation comprises; entrance hallway with access to an open plan lounge/kitchen area, the lounge offers French door access to an outdoor lawned space. The kitchen offers a range of wall and floor units with coordinated work surfaces and some fitted appliances. There are two bedrooms of similar size with space for wardrobes. There is a fitted bathroom with a shower over the bath.

Externally, there are a range of managed communal areas along with a private allocated parking space. For more info and to book viewings please call our sales team on 01912368347.

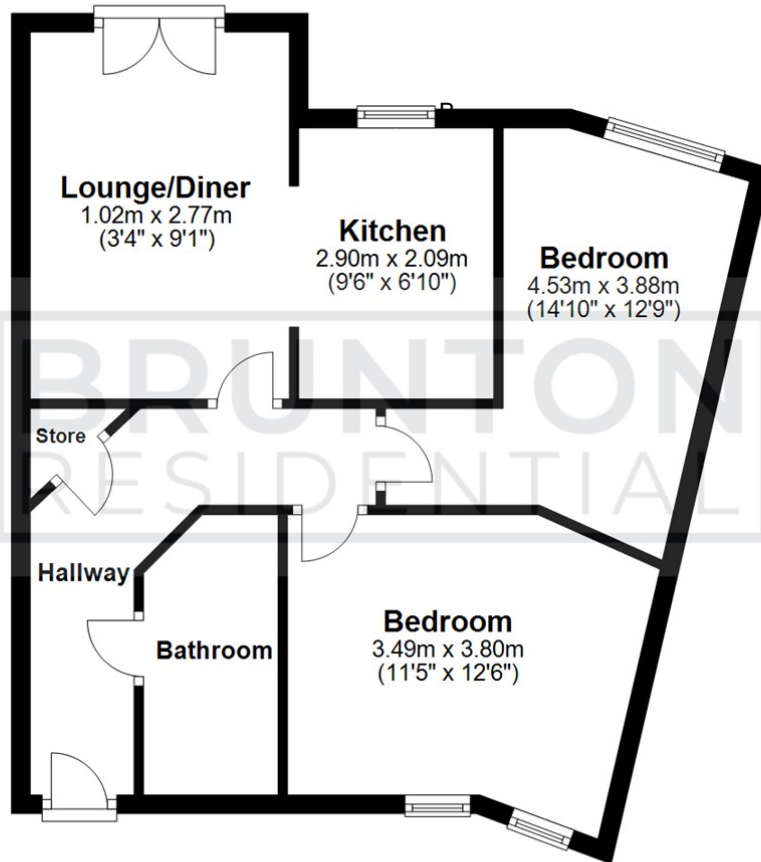


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### Ground Floor

Approx. 48.5 sq. metres (522.2 sq. feet)



Total area: approx. 48.5 sq. metres (522.2 sq. feet)

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

TENURE : Leasehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : B

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>		77	77
(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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	