

BRUNTON

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NURSERY GARDENS, FENHAM, NE4

Offers Over £90,000

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POPULAR LOCATION - GROUND FLOOR - ALLOCATED PARKING

Brunton Residential are delighted to offer this ground floor apartment located on Nursery Gardens in Fenham. The property is situated in a small, private development on a quiet cul-de-sac and offers excellent internal living accommodation and an allocated parking space. The property offers excellent transport links to Newcastle City Centre and easy access to the A1 and Newcastle International Airport.

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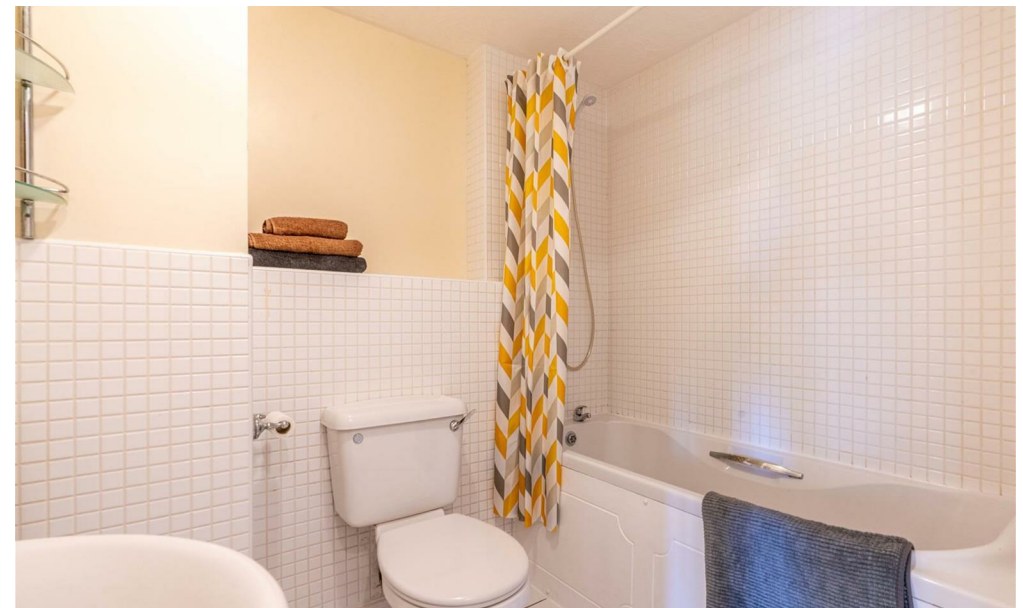
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Accommodation briefly comprises; secure communal entrance leading to the property. Entrance hallway with access to large lounge/diner area with bay window allowing lots of natural light to flood the space. This leads to a kitchen with wall and floor units, coordinated work surfaces and some fitted appliances. The master bedroom is located to the rear of the property and offers two large built-in wardrobes whilst the second double bedroom to the front could be utilised as a home office. Finally, the internal accommodation is rounded off with a tiled bathroom with WC, basin and shower over bath. The property also benefits from a allocated parking space to the front.

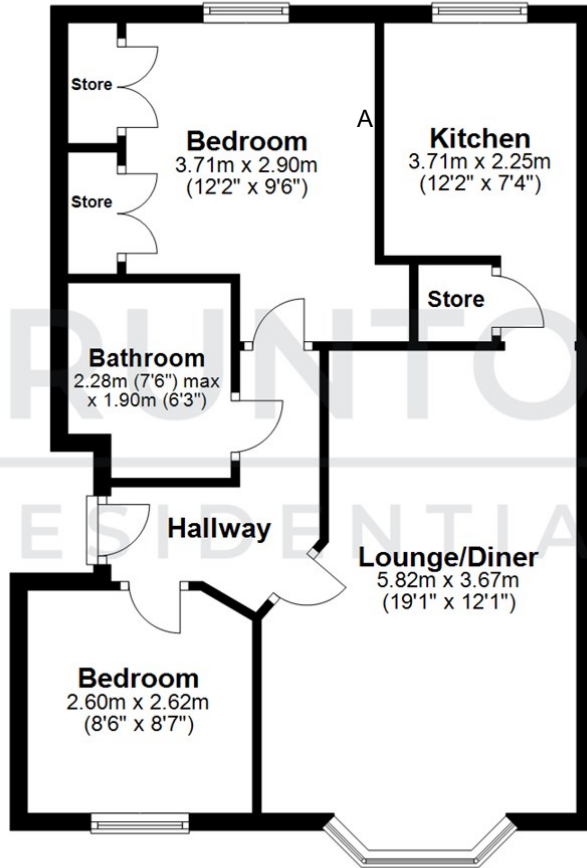


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Ground Floor

Approx. 55.4 sq. metres (596.2 sq. feet)



Total area: approx. 55.4 sq. metres (596.2 sq. feet)

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

TENURE : Leasehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : A

EPC RATING : C

SERVICES :



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	