

BRUNTON

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THE WILLS BUILDING, NEWCASTLE UPON TYNE, NE7

Offers Over £145,000

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MEZZANINE APARTMENT - SUPERB LOCATION - TWO BEDROOMS

Brunton Residential are delighted to offer for sale this ground floor apartment located within the ever-popular Wills Building set within well-kept grounds. This home is of a high internal standard, with the benefit of an allocated parking space and a garage. The location provides easy access to Newcastle City Centre, The Coast, Tyne Tunnel, A19 and Newcastle Airport with a choice of metro stations with car parking facilities within a few minutes' drive along with local buses within walking distance.

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Accommodation includes a large triple height atrium communal entrance area with secure access and lift access to all floors. The apartment is located to the rear of the Wills Building and has a private entrance hall which offers a large store cupboard and leads to the kitchen with a range of wall and floor units, coordinated work surfaces and some fitted appliances and storage cupboard. The bright lounge includes a well-appointed dining area and has a large window allowing natural light to pour into the space. The master bedroom also benefits from a large window and has a "Jack and Jill" door to the main bathroom. This bathroom offers a WC, basin, wall storage and shower over bath. Stairs from the hallway lead up to the mezzanine level which offers another generous bedroom space, currently used as the master suite, with wardrobe storage that could be also be utilised office space. There is a tasteful en-suite shower room with WC, basin and walk-in shower.

Externally, there is a range of communal garden spaces. This apartment benefits from an allocated secure parking space with the additional advantage of a secure garage as part of the tenure - a rare find in this sought after building. The property also has access to a communal bike store.

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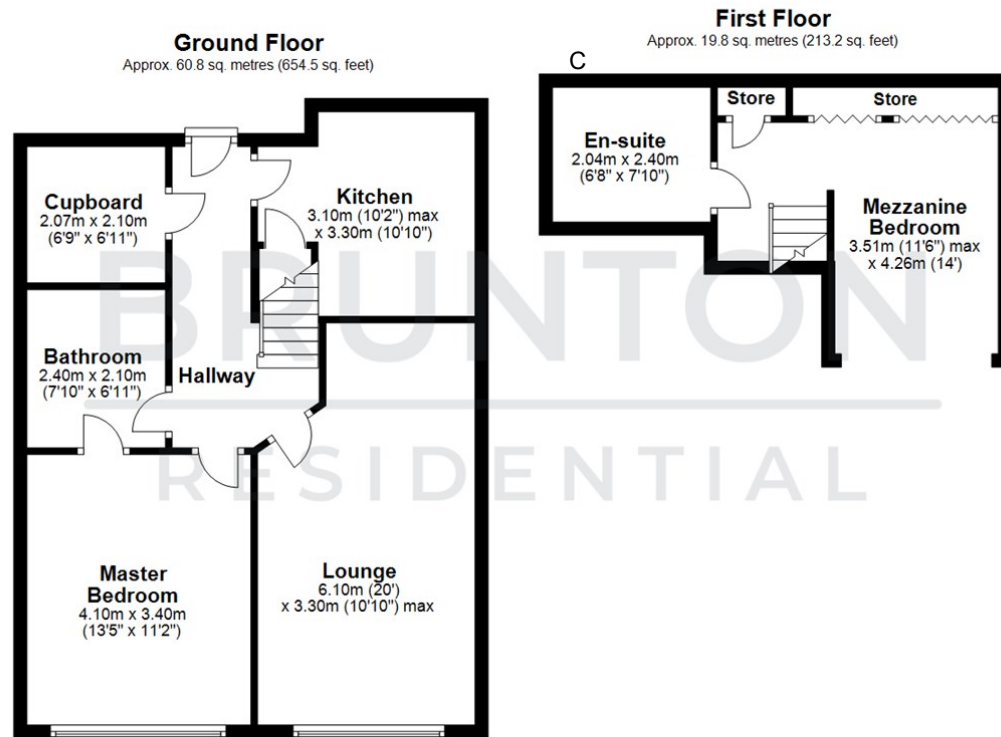
TENURE : Leasehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : C

EPC RATING :

SERVICES :



Total area: approx. 80.6 sq. metres (867.7 sq. feet)

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



| 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 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 | | |