

# BRUNTON

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RESIDENTIAL



**ROCKMORE ROAD, BLAYDON-ON-TYNE, NE21**

**£105,000**

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### POPULAR LOCATION - NO ONWARD CHAIN - TWO BEDROOM APARTMENT

Brunton Residential is delighted to bring to market this two bedroom apartment in the ever-popular Blaydon-on-Tyne. This fantastic property would make an excellent first time buy or investment opportunity and offers ample living accommodation, provides off-street parking with an allocated parking space and is presented with no onward chain.

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Accommodation briefly comprises; secure communal entrance with stair access to all floors. This spacious apartment can be accessed via its own entrance hallway. This leads to a spacious lounge and kitchen area to the front with window and Juliette balcony allowing natural light to flood the space. To the rear is a large master bedroom with Juliette balcony, store cupboard and access to an en-suite shower room. The second bedroom is large enough to accommodate a double bed and furniture. There is a family bathroom with WC, basin and bath. The property also benefits from an allocated parking space for off-street parking and access to a secure bike storage shed.

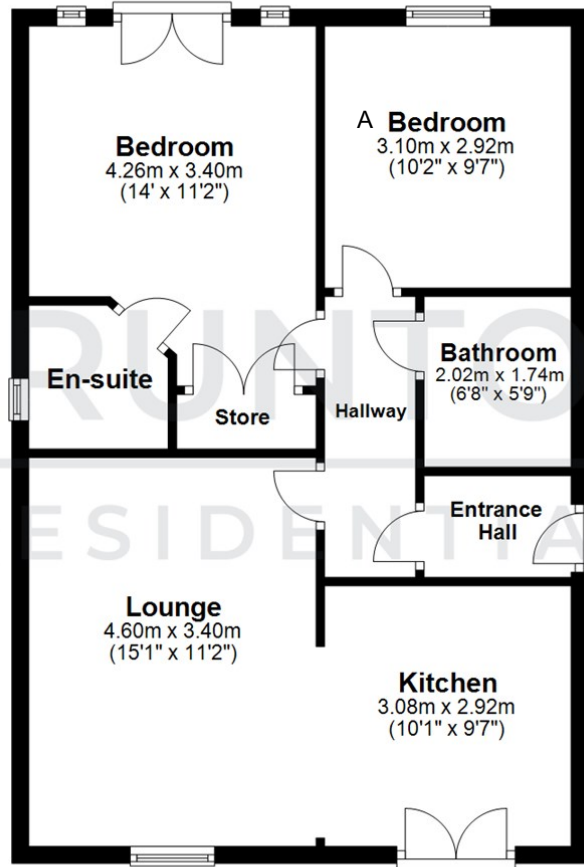


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### Second Floor

Approx. 62.3 sq. metres (670.7 sq. feet)



Total area: approx. 62.3 sq. metres (670.7 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		78	79
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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	