

# BRUNTON

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## RESIDENTIAL



**THE COPSE, FOREST HALL, NE12**

Offers Over £109,950

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**SOUGHT AFTER LOCATION - TWO BEDROOM FIRST FLOOR FLAT - NO ONWARD CHAIN**  
Brunton Residential are delighted to offer to the market this two bedroom flat on The Copse, Forest Hall. This property is in an excellent position close to local schools, amenities and transport links including Palmersville Metro Station which is a short walk away. The property is presented with no onward chain.

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Accommodation briefly comprises; entrance hallway with store cupboard and stairs to the first floor. From the landing is a spacious lounge to the rear of the property with windows allowing light to flood the space, from the the kitchen can be accessed and provides a range of wall and floor units, coordinated work surfaces and some fitted appliances. There are two double bedrooms with room for bed and furniture as well as a tiled bathroom with WC, basin and shower over bath. Externally, the property benefits from two allocated parking spaces.

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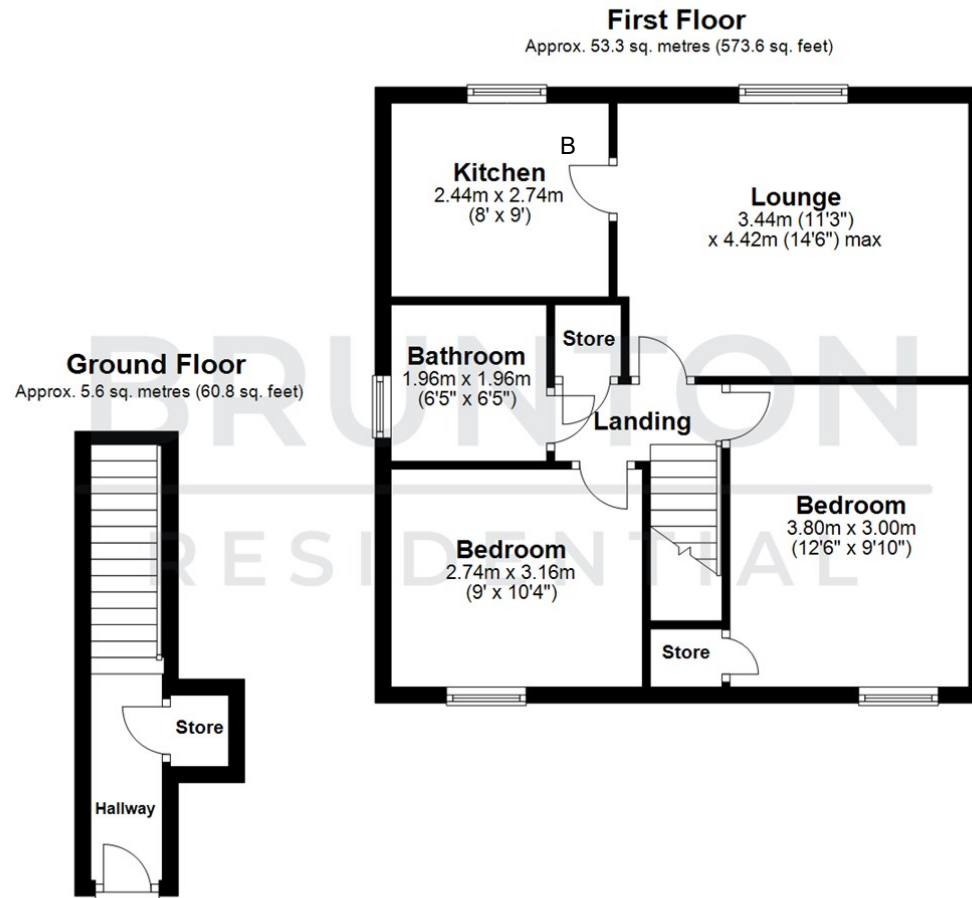
TENURE : Leasehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : B

EPC RATING : C

SERVICES :



Total area: approx. 58.9 sq. metres (634.4 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			
		71	77
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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	