

# BRUNTON

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## RESIDENTIAL



**JESMOND PARK EAST, HIGH HEATON, NE7**

**Offers Over £170,000**



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### SOUGHT AFTER LOCATION - THIRD FLOOR APARTMENT - TWO BEDROOMS

Brunton Residential are delighted to offer this stunning two bedroom apartment located in Dene Court on Jesmond Park East. This well-presented apartment offers a newly fitted kitchen with built in appliances, a large open plan lounge and a private garage. Situated less than 2 miles from Newcastle City Centre and a short walk to Jesmond Dene this fantastic property will be highly sought after from a range of buyers.



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Accommodation briefly comprises; secure communal entrance with the property located on the third floor which can be accessed using the lift. There is an entrance hallway with store cupboards that leads to a spacious, light-filled lounge with windows on two sides and access to a modern kitchen offering a range of wall and floor units, coordinated work surfaces, fitted appliances and space for a dining table. The property offers two double bedrooms, one with a fitted wardrobe and both have ample room for furniture. The internal accommodation is completed with a stylish bathroom with WC, basin and walk-in shower. The property benefits from a private garage and a residents car park.

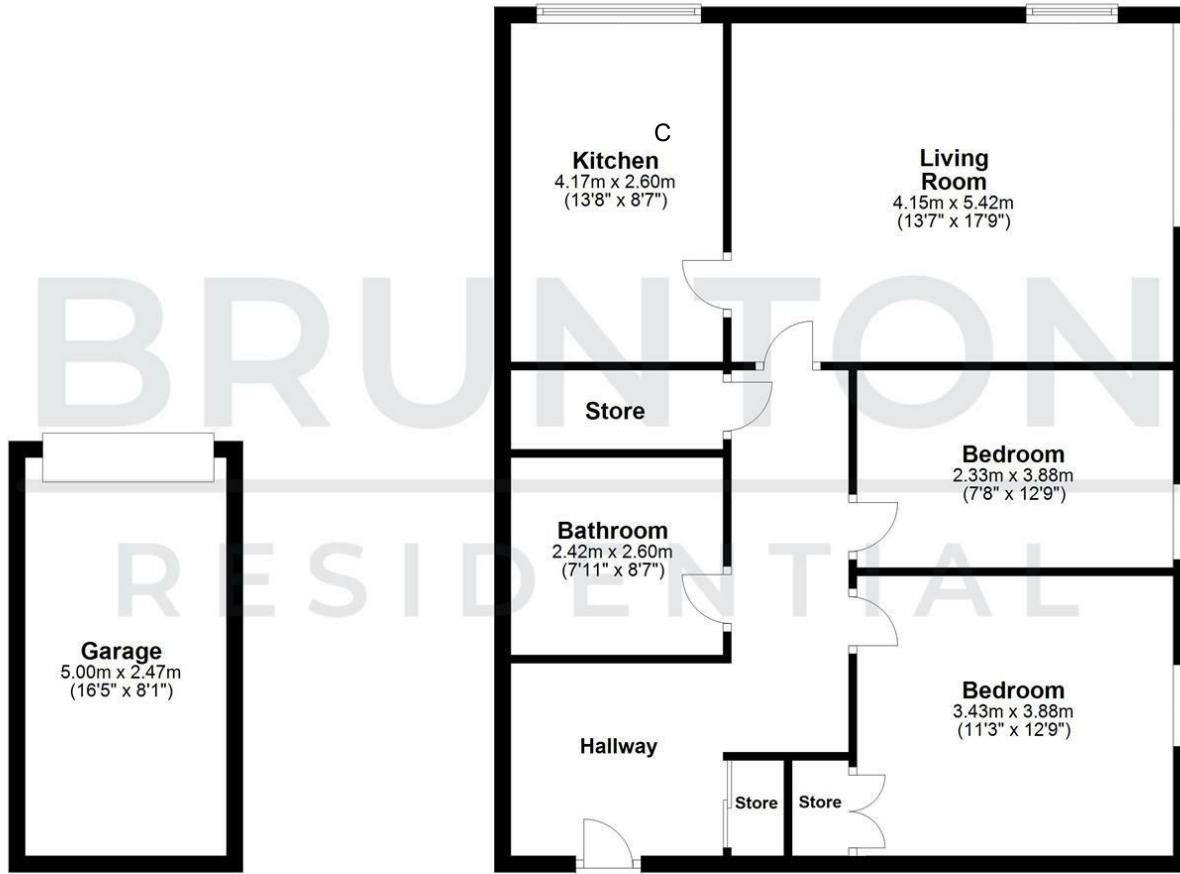


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### Third Floor

Approx. 94.7 sq. metres (1019.5 sq. feet)



Total area: approx. 94.7 sq. metres (1019.5 sq. feet)

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

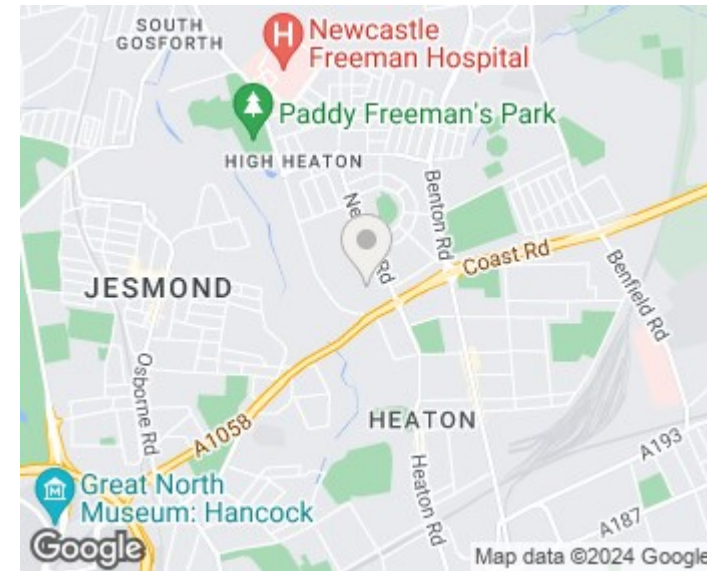
TENURE : Leasehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : C

EPC RATING : D

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			
		61	64
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	