

BRUNTON

RESIDENTIAL



SUNFLOWER DRIVE, GREAT PARK, NE13

Offers Over £155,000

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SOUGHT AFTER LOCATION - TWO BEDROOMS - NO ONWARD CHAIN

Brunton Residential are delighted to offer for sale this second floor apartment located on Sunflower Drive within the Brunton Rise development by Taylor Wimpy. This excellent home has open views to the front and has been finished to a high standard throughout. The property is also being sold no onward chain.

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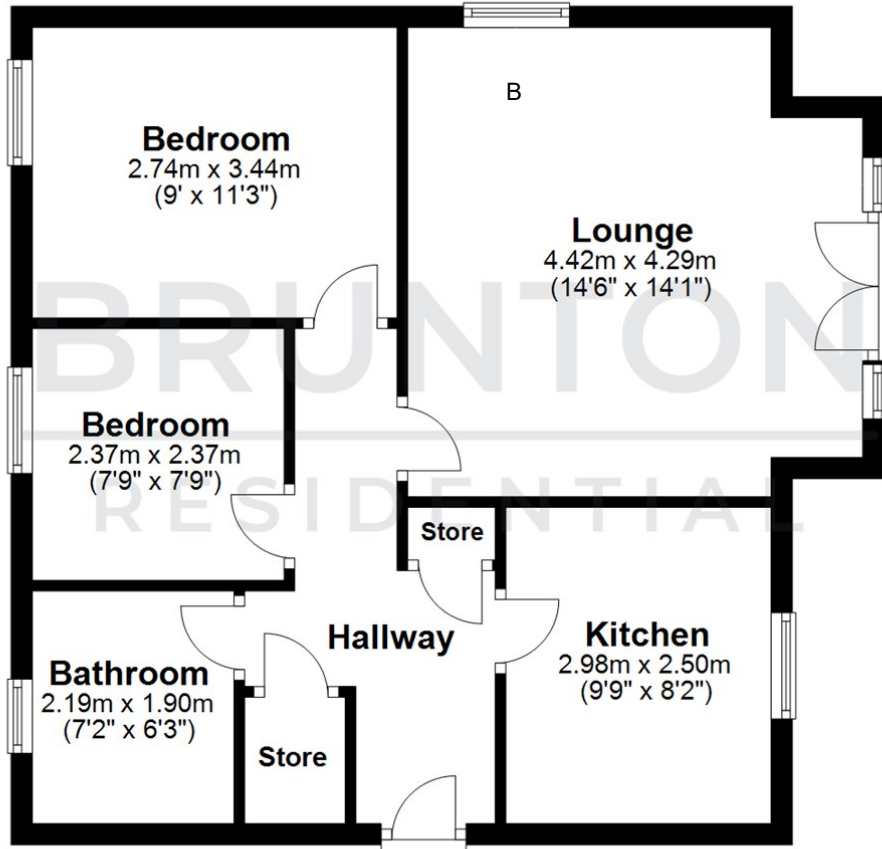
Accommodation briefly comprises; secure communal entrance hallway leading to the front door, a private entrance hallway leading to; lounge with French door access to Juliette balcony which offers an open aspect view over the parkland area at the side of Great Park, There is a fantastic kitchen with a range of wall and floor units with fitted appliances along with coordinated work surfaces, There is a master bedroom, a second bedroom which could be utilised as a home office and finally a modern bathroom WC with shower over bath. Externally, there is a range of communal garden areas along with an allocated parking space. There is also access to a bike shed from the car park.

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Second Floor

Approx. 55.0 sq. metres (591.6 sq. feet)



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

TENURE : Leasehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : B

EPC RATING : B

SERVICES :



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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	