

BRUNTON

RESIDENTIAL



ELMWOOD PARK COURT, NEWCASTLE UPON TYNE

£155,000

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AIDEN STYLE APARTMENT | TWO DOUBLE BEDROOMS | ALLOCATED PARKING BAY

Brunton Residential are pleased to offer to the market this two bedroom first floor Aiden style apartment by Persimmon Homes, located on the corner of Elmwood Park Court, Great Park. Elmwood Park Court is located to the North of Great Park and provides excellent access to the A1, central Gosforth, the continually developing Great Park town centre, as well as the new Havannah first school.

For more information and to book your viewing please call our team on 0191 236 8347

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Brunton Residential are delighted to offer this 'Aiden' style apartment by Persimmon Homes.

This home is situated on a generous corner plot with balcony and is well located in the centre of Great Park, it offers easy access to the A1 and A19 trunk roads and is within walking distance to the local bus stop serving the popular Q3 bus route to Central Gosforth and Newcastle City Centre.

Accommodation comprises; entrance hallway with access to an open plan lounge kitchen area. The kitchen offers a range of wall and floor units with coordinated work surfaces along with electric oven and gas hob. There are two double bedrooms of similar size with space for wardrobes and a fitted three piece family bathroom with a shower over the bath.

Externally there are a range of managed communal areas along with a private allocated parking space, shared bike store and is accessed via a secure entry system linked direct to the apartment.

Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band B



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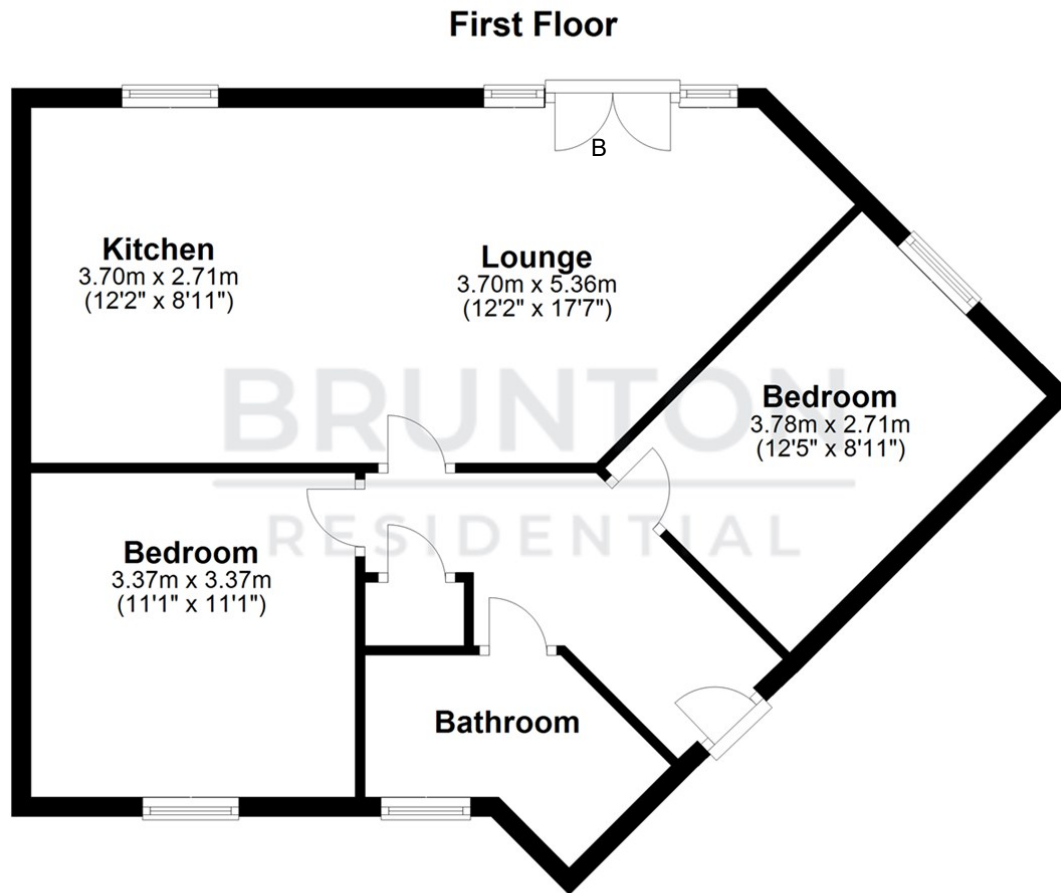
TENURE : Leasehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : B

EPC RATING : C

SERVICES :



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		77	78
(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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	