

BRUNTON

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SUNFLOWER DRIVE, GREAT PARK, NE13

Offers Over £160,000

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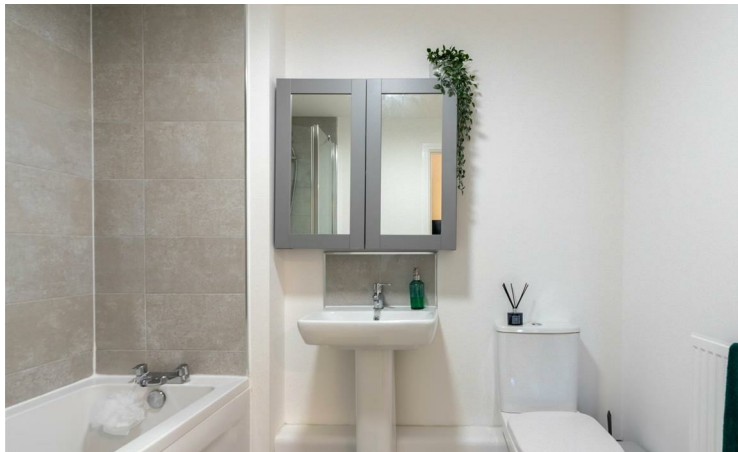
GROUND FLOOR LUXURY APARTMENT | TWO DOUBLE BEDROOMS | RARE TO THE MARKET

Brunton Residential are delighted to welcome to the market this immaculately presented 'Hazel' by Taylor Wimpey on Sunflower Drive within the sought after Brunton Rise. The apartment is one of only three in this block and only six in the development boasting over 600 square feet of internal living space, secure entry system and dual aspect lounge diner.

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

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Brunton Rise is well connected to the surrounding area, and the wider region. With the nearby Kingston Park metro station and easy access to the A1, getting out and about is both quick and convenient. The cities of Newcastle and Gateshead are just a 20 minute drive, and Newcastle International Airport is less than 4 miles away.

Sunflower Drive, situated on the ground floor with a secure entry system, briefly comprises; spacious entrance hall with store cupboard, dual aspect lounge diner facing in a South East direction allowing light to pour in through the day, kitchen with floor and wall units and built in appliances. Two double bedrooms and the family three piece bathroom with shower over the bath.

Externally there are wrap around communal gardens to the front and an allocated parking bay offering secure off road parking to the rear.

Tenure

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

Council Tax Band B

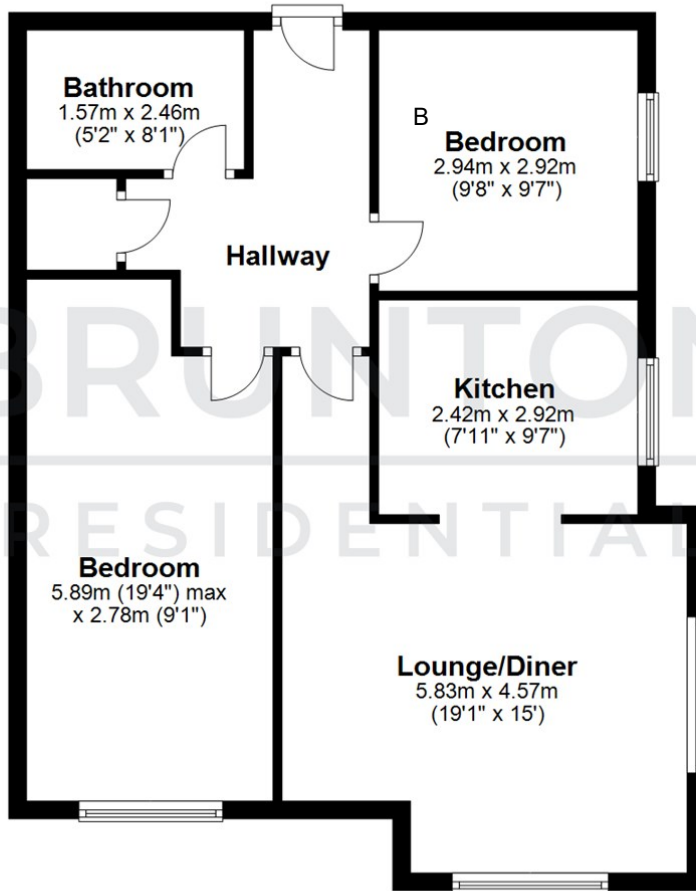


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Ground Floor

Approx. 64.2 sq. metres (691.4 sq. feet)



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

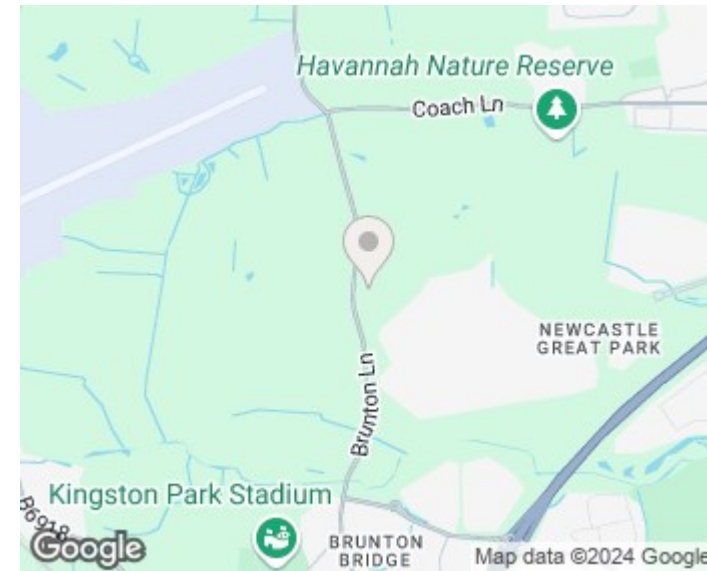
TENURE : Leasehold

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 | | 83 | 83 |
| (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 | |