

# BRUNTON

---

## RESIDENTIAL



**WILLOWBAY DRIVE, NEWCASTLE UPON TYNE, NE13**

**Fixed Asking Price £105,000**

# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL



### REDUCED VALUE PURCHASE SCHEME - WALK IN WARDROBE - GROUND FLOOR - TWO BEDROOMS

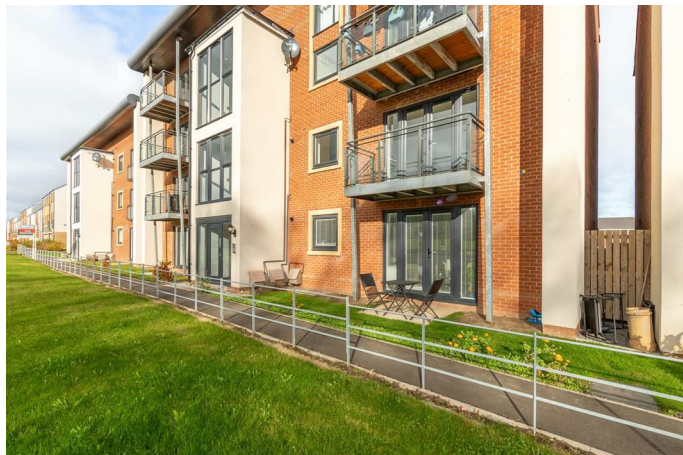
Brunton Residential are delighted to welcome to the market this 'Dunston' by Persimmon, situated on the ground floor with a South facing aspect allowing light to flood in throughout the day, French doors onto a patio area and allocated parking to the rear.

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

# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL

This home is available to buy under a Newcastle City Council reduced value purchase scheme, you will own 100% of the property but you will have the benefit of paying just 70% of the value with the restriction of not being able to rent the property out and only being able to sell for the same percentage value for which you originally purchased. Further restrictions and criteria apply.

Briefly comprising; communal entrance and stairs to all floors, apartment entrance, airy hallway giving access to both bedrooms, the master bedroom benefitting from a walk in wardrobe. Family three piece bathroom, open plan lounge/kitchen/dining area spanning the depth of the property with French doors onto the communal gardens and patio area.

Externally there are communal grounds to the front of the property and an allocated parking bay to the rear.

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

### Tenure

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

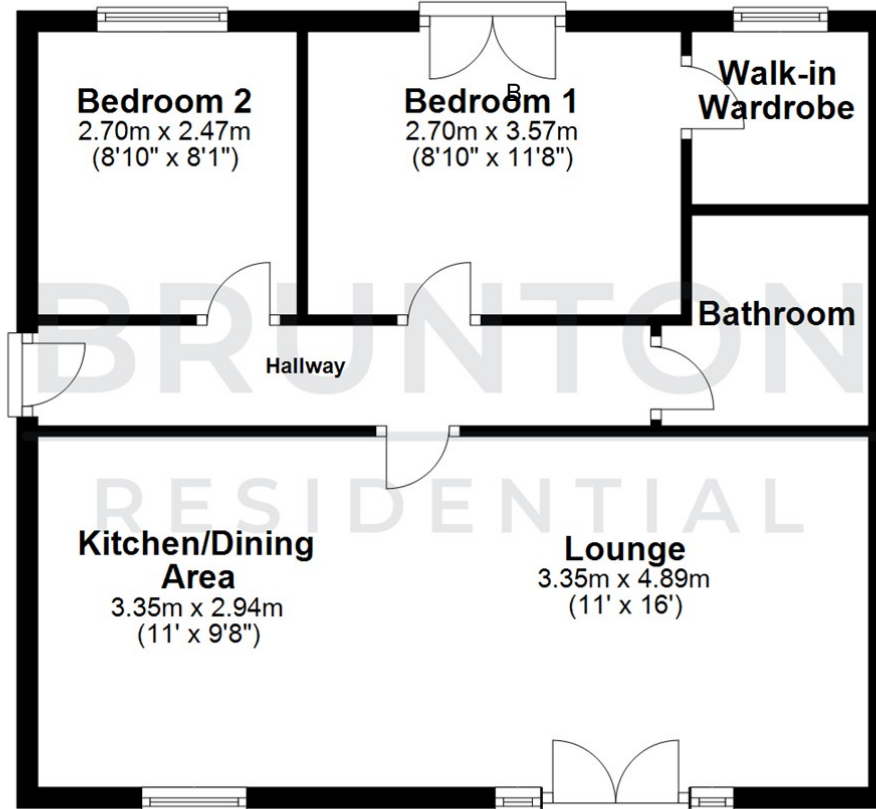


# BRUNTON

## RESIDENTIAL

### Ground Floor

Approx. 57.2 sq. metres (615.5 sq. feet)



Total area: approx. 57.2 sq. metres (615.5 sq. feet)

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

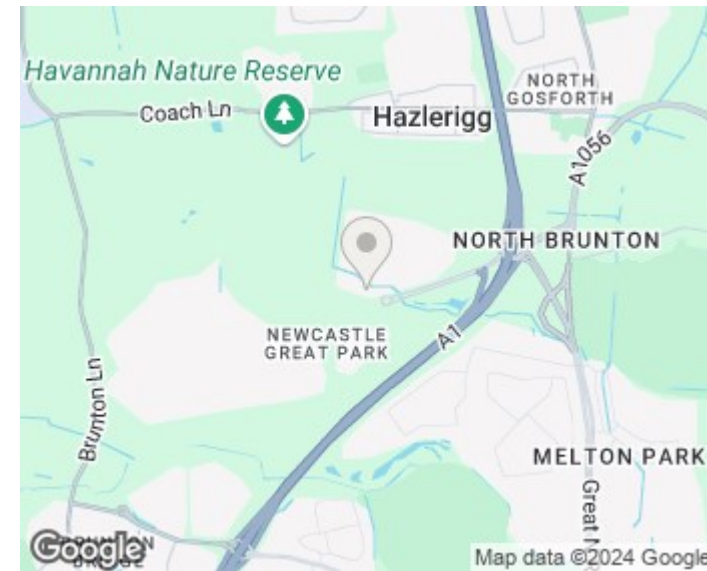
TENURE : Leasehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : B

EPC RATING : B

SERVICES :



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	