

BRUNTON
RESIDENTIAL



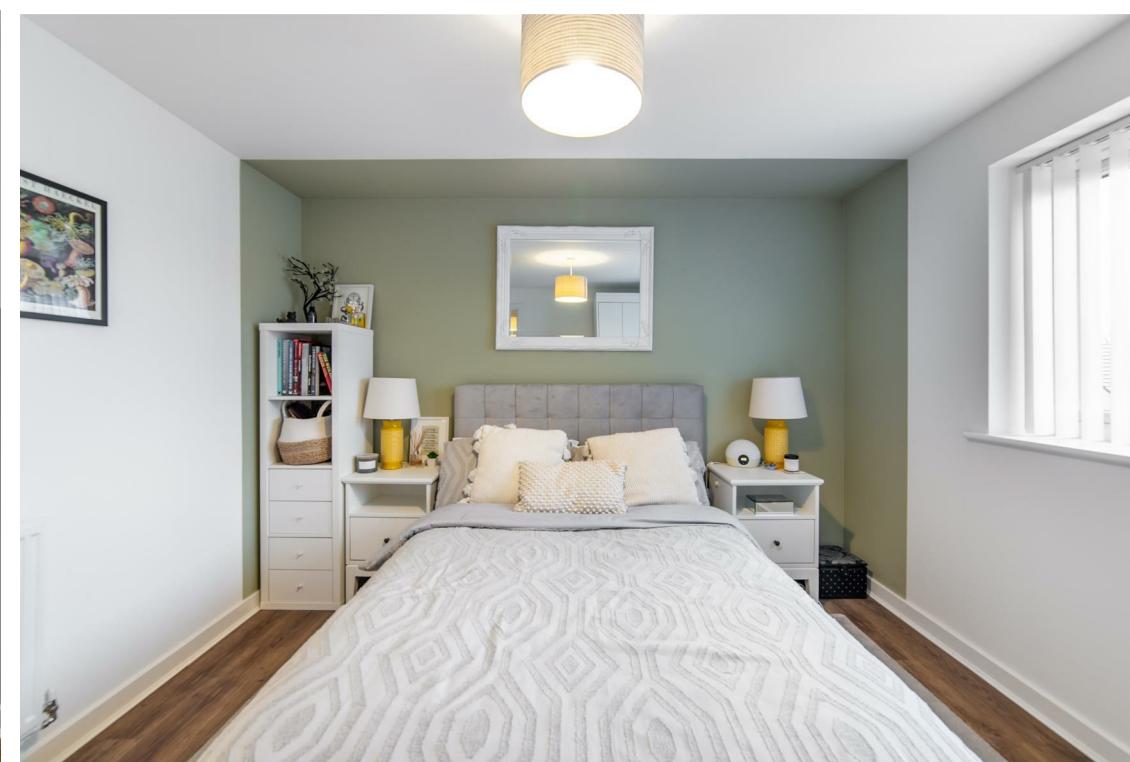
WILLOWBAY DRIVE, GREAT PARK, NE13

Offers Over £160,000

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TWO DOUBLE BEDROOMS | SECOND FLOOR APARTMENT | NO FORWARD CHAIN

Brunton Residential are delighted to offer for sale this 'Aiden' style apartment by Persimmon, which offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat in a vibrant city.

This property is well-served by local schools, including Brunton First School and Gosforth Academy, which cater to a range of educational needs. For shopping, residents have access to Morrisons for everyday essentials and the nearby Kingston Park Retail Park for larger retail options, including Tesco Extra. Outdoor enthusiasts will appreciate Havannah Nature Reserve and Gosforth Park, ideal for walking, cycling, and relaxing in nature. Transport links are excellent, with easy access to the A1, Kingston Park Metro Station for public transport to Newcastle city centre, and Newcastle International Airport for travel further afield. Combining good schools, shopping amenities, green spaces, and connectivity, the area is a desirable location for families and professionals alike.

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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 a Juliet balcony, 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 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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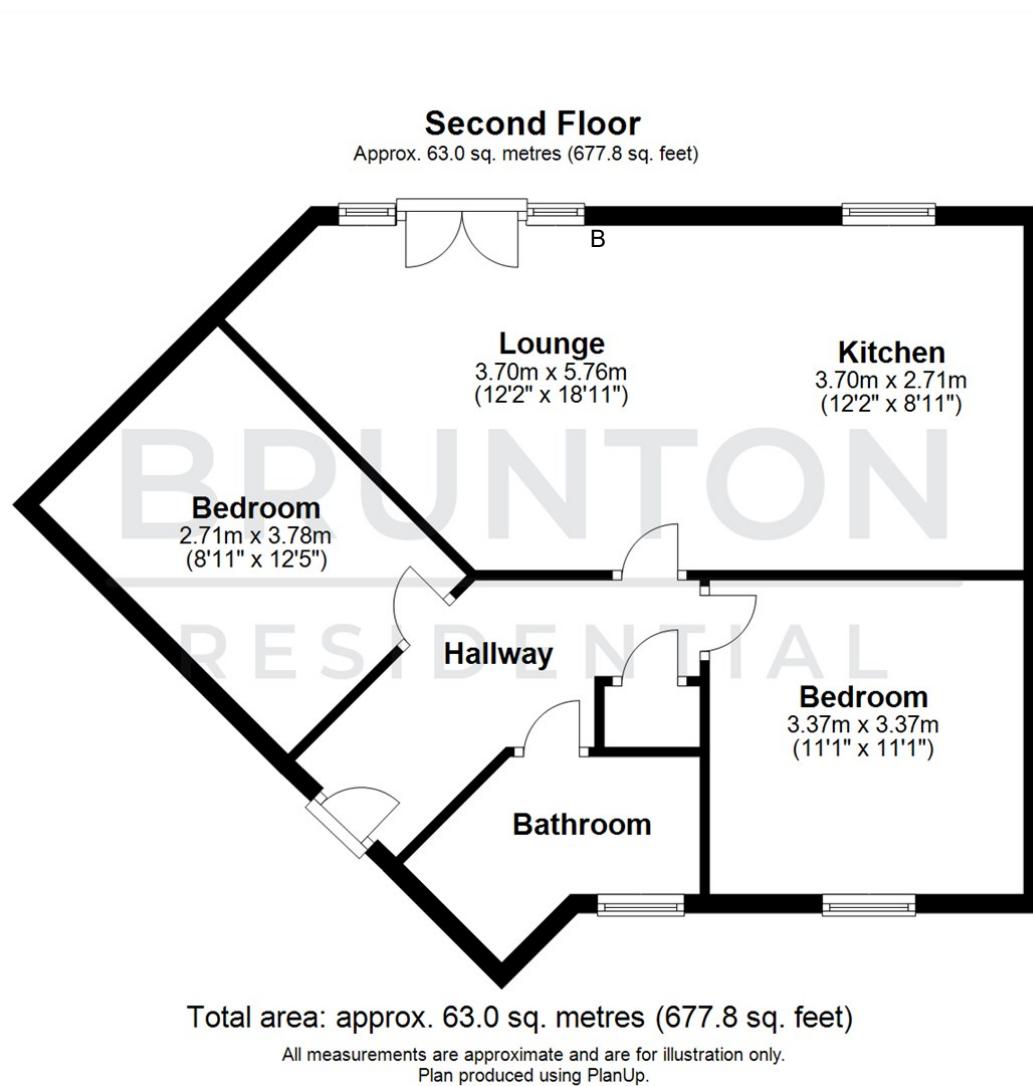
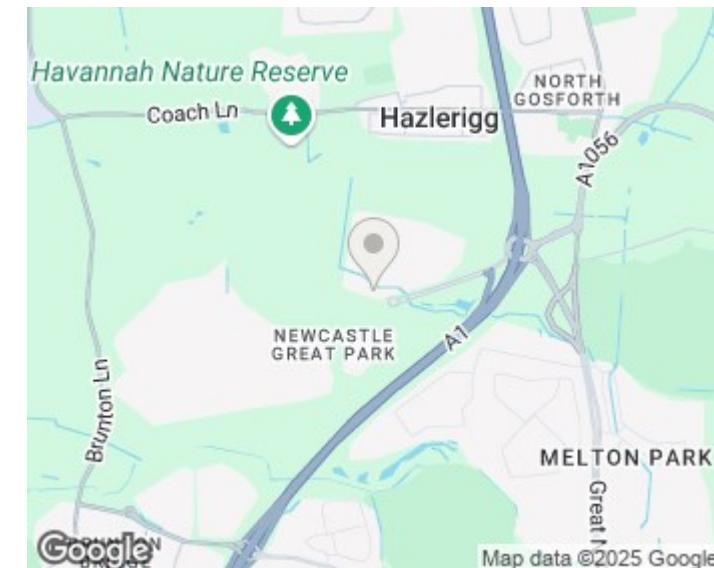
TENURE : Leasehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : B

EPC RATING : B

SERVICES :



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO₂) 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		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

EU Directive 2002/91/EC

England & Wales