

# BRUNTON

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## RESIDENTIAL



**ELMWOOD PARK COURT, GREAT PARK, NE13**

**Offers Over £195,000**



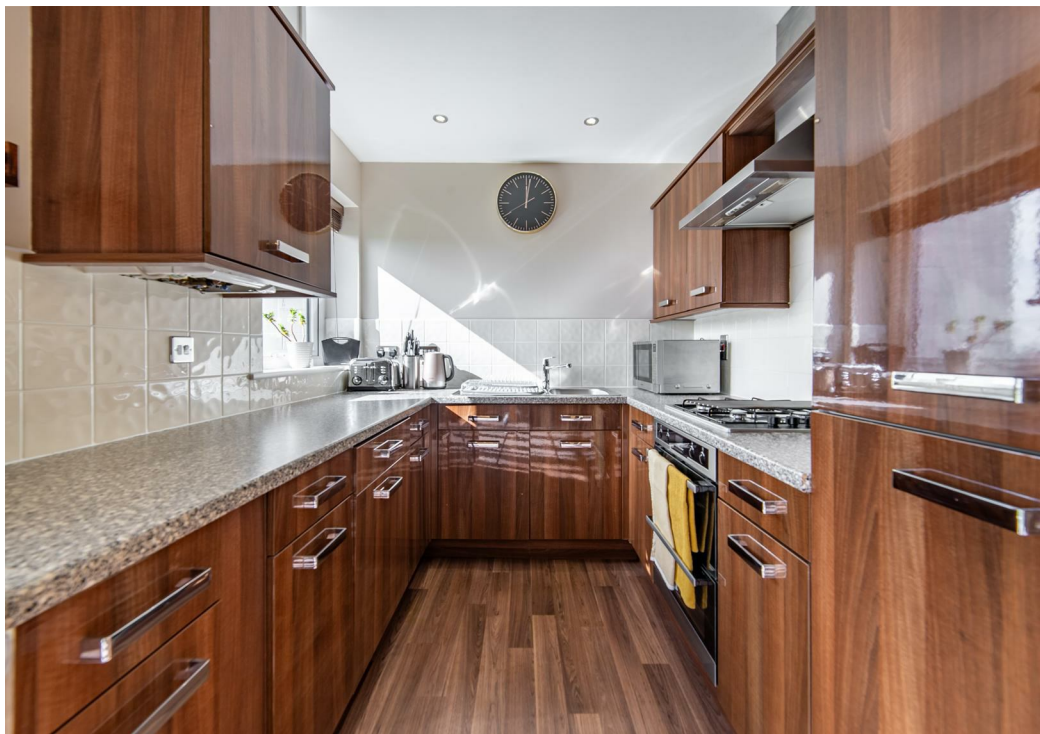
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## RESIDENTIAL









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## RÉSIDENTIAL





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## RESIDENTIAL



This rare duplex apartment located in Elmwood Park Court, Newcastle upon Tyne, offers spacious living accommodation, including a stunning 25ft living room, two well proportioned bedrooms, and a large open plan kitchen diner. The principal bedroom benefits from the addition of a Juliet balcony and walk in wardrobe.

The flat is situated in a quiet residential area, offering two walk-out balconies with views across landscaped wetland and off street designated parking. Elmwood Park Court is located to the North of Great Park and provides excellent access to the continually developing Great Park town centre, central Gosforth, highly desirable local schools, and transport links including the A1



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Accommodation comprises; entrance hallway with storage cupboard, a large open plan kitchen diner. The kitchen has a range of wall and floor units with coordinated work surfaces and integrated appliances. There is a master bedroom with walk in wardrobe, bedroom two which is a great space and could also be utilised as a home office. A family bathroom serves all bedrooms, equipped with a bath, overhead shower, and wash basin.

On the top floor is a spacious lounge area great for entertaining, this area is the same size as the whole of the lower floor, this large space offers a range of different areas, there is a balcony to the front and a 25ft eaves storage cupboard to the rear. Externally there is an allocated parking space and allocated visitor parking.





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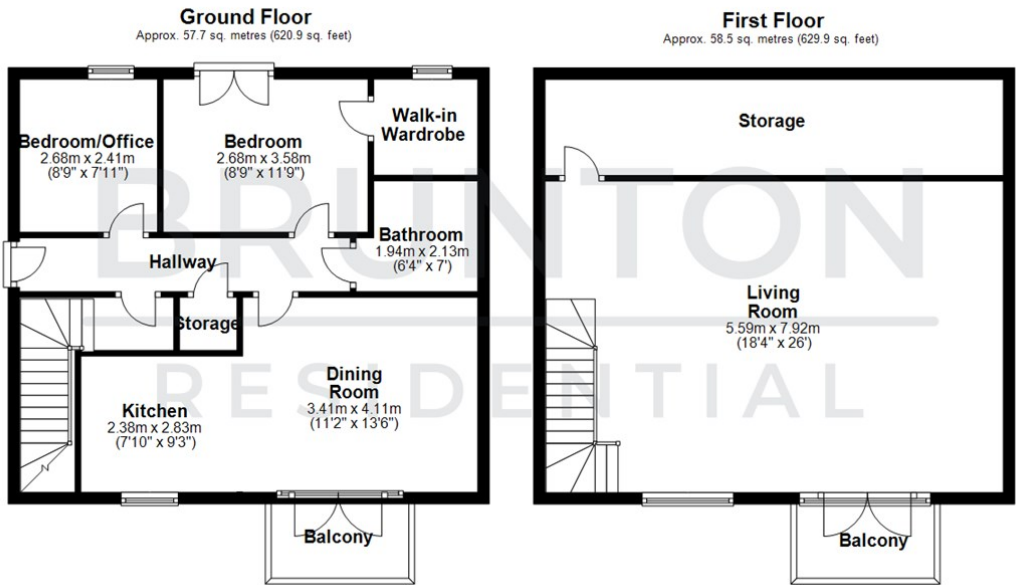
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TENURE : Leasehold

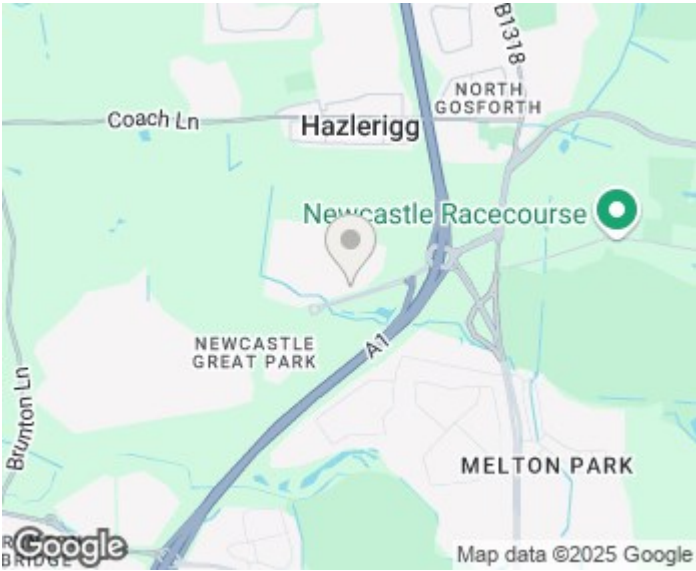
LOCAL AUTHORITY :

COUNCIL TAX BAND : C

EPC RATING : C



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	76	77
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	