

# BRUNTON

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## RESIDENTIAL



**QUEENS LANE, CITY CENTRE, NEWCASTLE UPON TYNE, NE1**

**Offers Over £230,000**



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## A modern, bright interior space, likely a residential unit, featuring a kitchen with light green cabinets and a grey countertop. The kitchen includes a built-in oven, a cooktop, and various appliances like a coffee maker and a toaster. A large window with a green frame is visible on the left, and a brown leather sofa is in the background. The walls are white brick, and the floor is dark wood. The text "BRUNTON RESIDENTIAL" is overlaid at the top.





Luxury Conversion Apartment Boasting a Wonderful Open Plan Kitchen/Dining Room with Tall Ceilings, Dual Aspect Windows, Two Double Bedrooms, Bathroom Plus En-Suite, Allocated Parking Space!

Combining historic charm with modern luxury, this stylish two bedroom apartment is ideally located within The Turnbull Building, Newcastle. The Turnbull Building, a unique Grade II listed building originally constructed circa 1896 offers easy access to Newcastle's vibrant Quayside, countless bars, cafes and restaurants throughout the city centre and benefits from transport links by car, metro and rail.







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Accessed via a communal entrance, the accommodation briefly comprises: Communal entrance hall with secure telephone entry system and lift access to all floors. The private internal accommodation is set to the ground floor, and comprises: Entrance hall with secure entry phone and built-in storage. Door leading to a stylish 22ft kitchen/diner with tall ceilings, engineered wood flooring, a range of fitted wall and base units and integrated appliances.

The entrance hall then gives access to two double bedrooms. The principal bedroom offers access to a en-suite shower room. Whilst the family bathroom just down the hallway is fully tiled with three piece suite.

Well presented throughout, with an allocated parking space, this excellent apartment provides a great opportunity to secure a modern apartment within the very heart of Newcastle's City Centre.





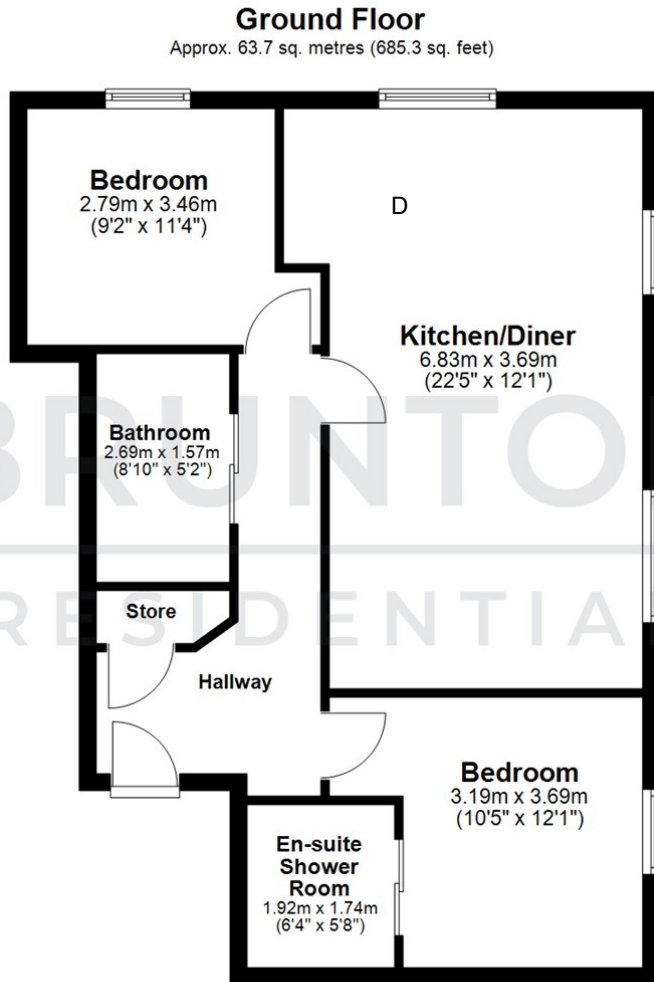
**BRUNTON**  
RESIDENTIAL

TENURE : Leasehold

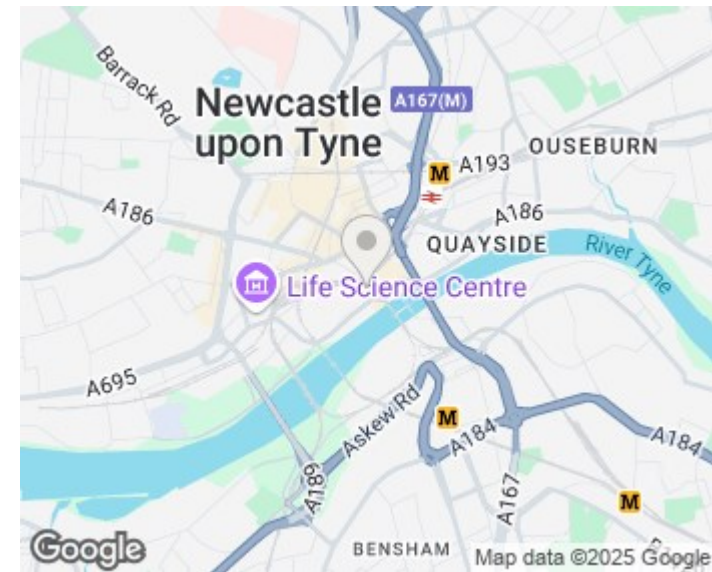
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : E



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



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
<div>Very energy efficient - lower running costs</div> <div><div>(92 plus) A</div><div>(81-91) B</div><div>(69-80) C</div><div>(55-68) D</div><div>(39-54) E</div><div>(21-38) F</div><div>(1-20) G</div></div> <div>Not energy efficient - higher running costs</div>		80 47	<div>Very environmentally friendly - lower CO<sub>2</sub> emissions</div> <div><div>(92 plus) A</div><div>(81-91) B</div><div>(69-80) C</div><div>(55-68) D</div><div>(39-54) E</div><div>(21-38) F</div><div>(1-20) G</div></div> <div>Not environmentally friendly - higher CO<sub>2</sub> emissions</div>
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
