

# BRUNTON

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## RESIDENTIAL



**JESMOND PARK COURT, JESMOND PARK EAST, NE7**

**Offers Over £160,000**



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Great First Floor Purpose Built Apartment Situated Close to the Delightful Jesmond Dene and Boasting an Open Plan Lounge/Diner, Separate Kitchen/Breakfast Room, Two Double Bedrooms, Re-Fitted Bathroom, Allocated Parking with Garage and No Onward Chain!

This great, first floor apartment is ideally located at Jesmond Park Court, Jesmond Park East and is offered with immediate possession available. Situated to the East of the prestigious Melbury Road, Jesmond Park Court forms part of this desirable and leafy suburb, and is well positioned providing easy access into the cosmopolitan shopping facilities of Jesmond, as well as its popular cafés, restaurants.

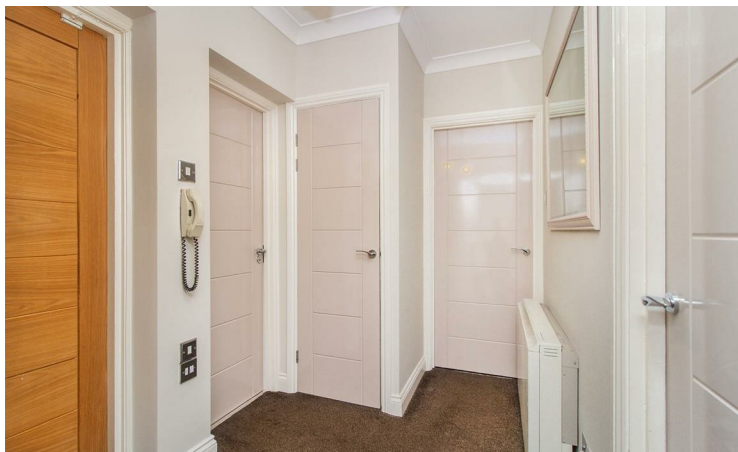
Also placed nearby is the wonderful Jesmond Dene and Armstrong Bridge, as well as the vibrant restaurant and bar scene of Heaton Road, as well as excellent transport links of The Coast Road providing easy access into both Newcastle City Centre and Tynemouth.



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The internal accommodation comprises: Entrance hall featuring two useful storage cupboards and access to two well-proportioned bedrooms. A modern, fully refurbished bathroom sits off the hallway, offering full tiling throughout, a bath with overhead shower, washbasin, WC, and a built-in storage unit.

The hallway leads into a spacious lounge with a large framed window, with access into a well-equipped kitchen, fitted with a range of wall and base units, integrated appliances including an oven and hob, space for additional appliances, part-tiled walls, and another large framed window providing pleasant views.



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TENURE : Leasehold

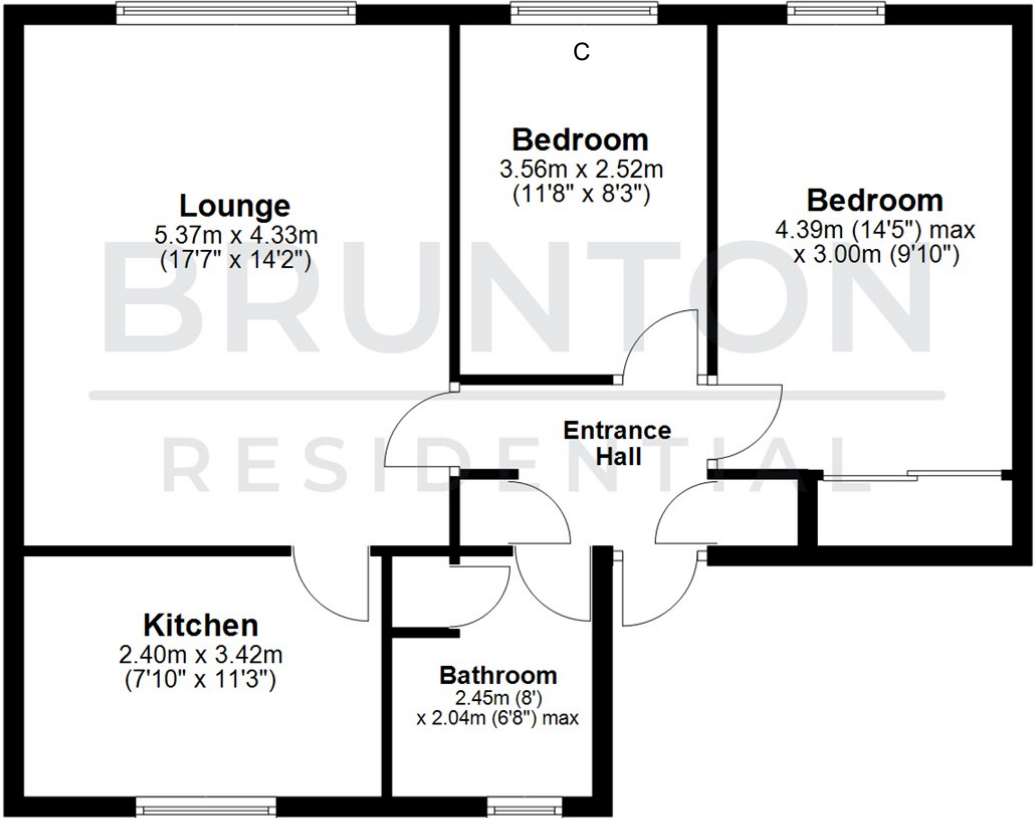
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

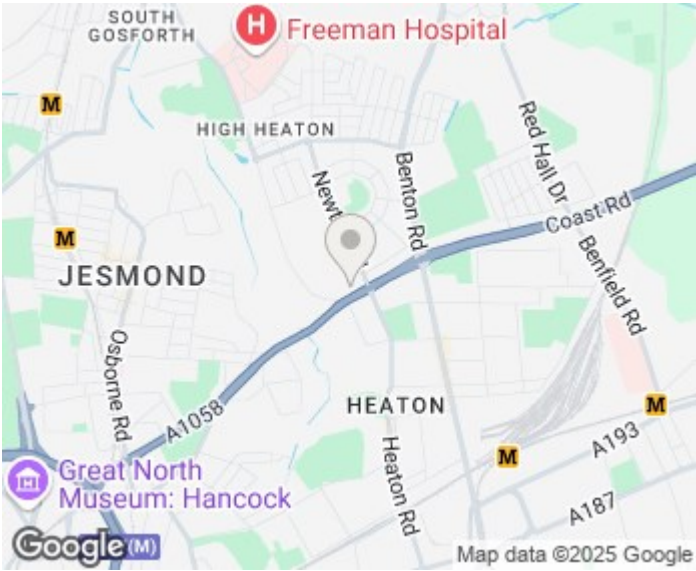
EPC RATING : E

### First Floor

Approx. 67.6 sq. metres (728.1 sq. feet)



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		
(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	