

# BRUNTON

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## RESIDENTIAL



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

**£195,000**



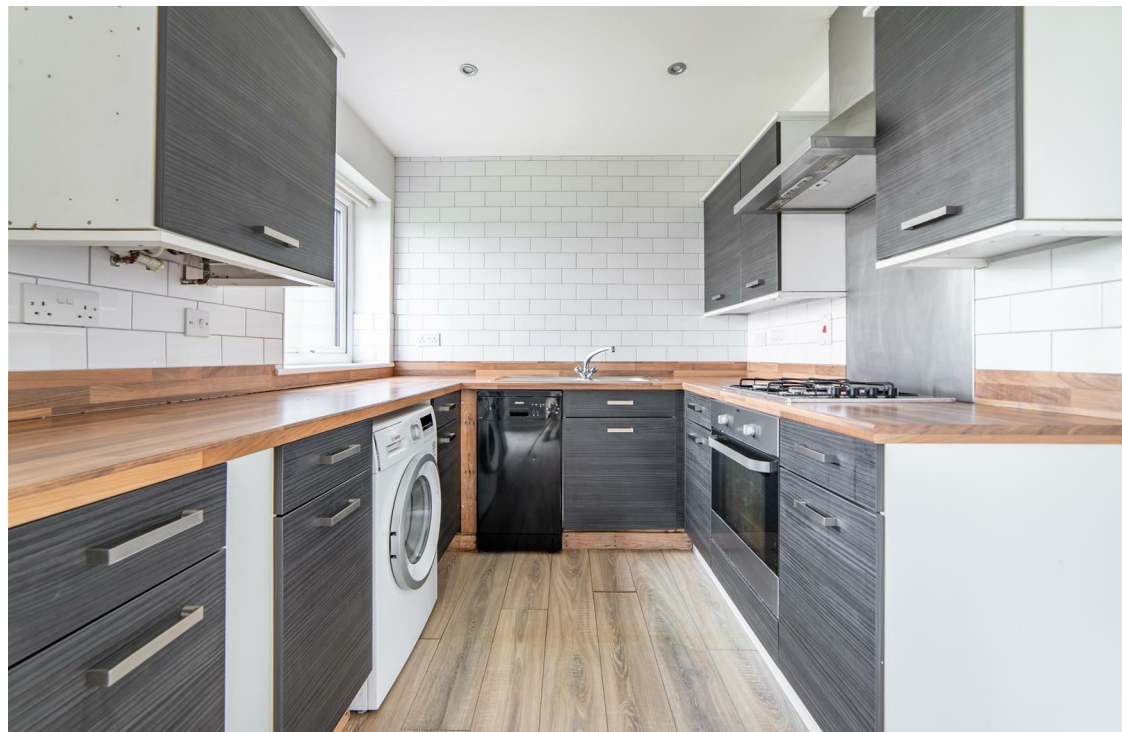
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Spacious two-bedroom duplex apartment, situated within Elmwood Park Court in Newcastle upon Tyne, offering well-presented accommodation within a modern residential development. The property provides generous internal space and a practical layout.

The apartment is arranged over two levels and offers a bright open-plan kitchen and living area with access to a balcony enjoying views over surrounding greenery. The property further comprises two well-proportioned bedrooms, with the principal bedroom benefiting from a dressing area, a well-appointed family bathroom, and an additional upper-level family room providing flexible living space with ample storage.

Elmwood Park Court, Newcastle upon Tyne, NE13 9DP is well located for access to a range of local shops and amenities, with further retail, leisure, and dining options available nearby. The area is well served by schooling for all age groups and benefits from excellent transport links, including convenient road access to the A1 and A19, along with public transport connections providing easy access to Newcastle city centre and the wider Tyne and Wear region.



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The internal accommodation comprises: an entrance hallway which provides access to all the areas of the home including a useful storage cupboard and an internal hallway with stairs rising to the first-floor landing. To the right is a bright and spacious open-plan kitchen and living area, with French doors opening out onto a good-sized balcony enjoying views over the surrounding greenery. The kitchen is modern and well equipped with integral appliances including an oven, hob, extractor fan, washing machine, and dishwasher, and benefits from an excellent range of wall and base units providing ample storage and work surface space, complemented by attractive wooden worktops. This area is finished with wooden flooring, enhancing the contemporary feel of the space.

Also accessed from the hallway are two well-proportioned bedrooms, with the principal bedroom benefiting from a dressing area and a Juliet balcony. Positioned at the end of the hallway is a well-appointed family bathroom, fitted with a WC, washbasin, and a bath with an overhead shower.

The first-floor landing provides access to a generous family room, which enjoys access to a further balcony overlooking the greenery, offering additional flexible living space and an appealing outlook. Eave storage runs the depth of the property providing ample storage space.





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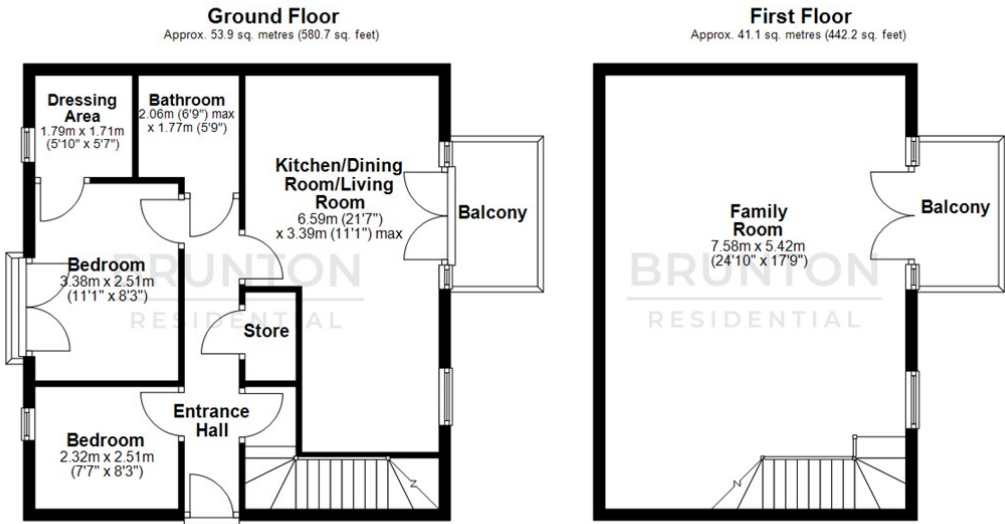
TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

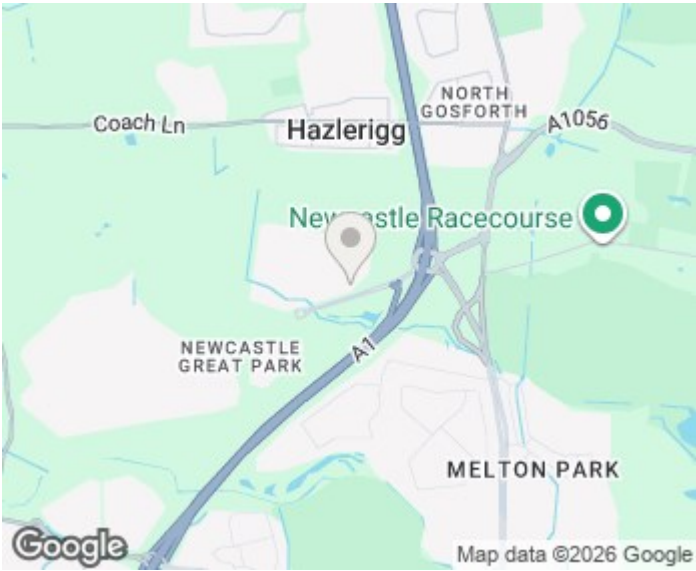
COUNCIL TAX BAND : C

EPC RATING :

C



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