

# BRUNTON

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## RESIDENTIAL



**ROSEDEN WAY, GREAT PARK, NE13**

**£1,150 Per Month**



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**\*\*360 Virtual Tour\*\* Rent £1,150pcm - Available now - 3 Bedroom House - Persimmon New Build  
- Gas Combi Boiler - Private Rear Garden - Private Parking Space - Visitor Parking - Call Today**



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Accommodation briefly comprises of; entrance hall, lounge with storage cupboard, breakfasting kitchen with access to rear gardens & a WC. The kitchen offers a range of wall and floor units with some fitted appliances. The first floor consists of two bedrooms and a family bathroom while the top floor boasts a large master bedroom with ample storage.

Externally there are gardens to the rear which offer an extended paved area while a driveway is accessed from a side gate. A small town garden is positioned to the front. While this home is in an excellent position within Great Park.

Great Park is situated to the North of Newcastle Centre and offers easy access North and South via the A1, Newcastle City Centre, Newcastle Airport and Newcastle Race course.

For more info and to book viewings, please call our Great Park team on 0191 2368347.





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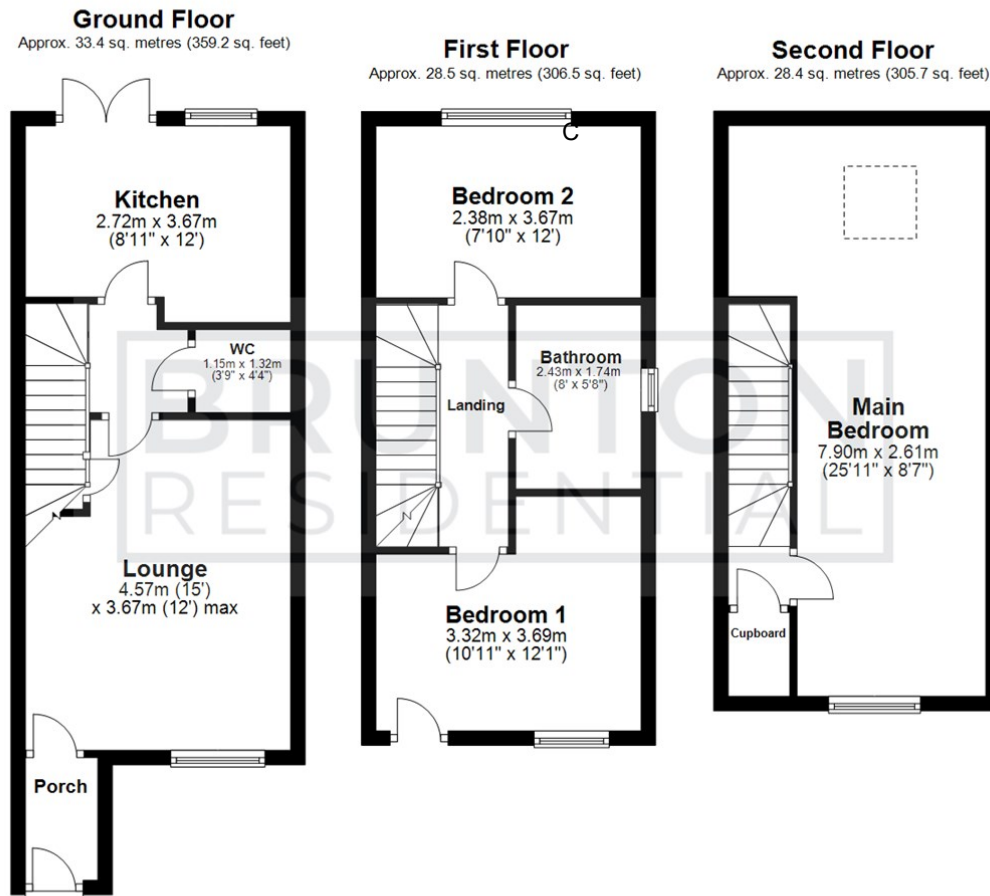
TENURE :

LOCAL AUTHORITY :

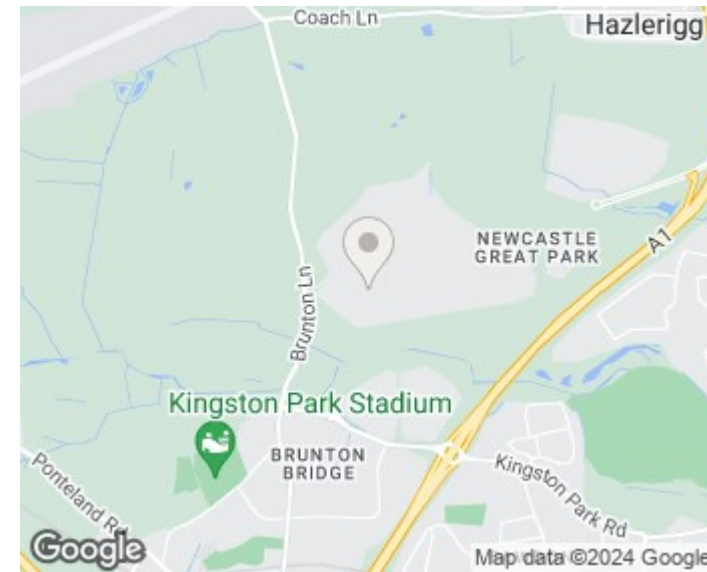
COUNCIL TAX BAND : C

EPC RATING : B

SERVICES :



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



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

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