

# BRUNTON

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## RESIDENTIAL



**ASHOVER ROAD, KENTON, NE3**

**£800 Per Month**



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AVAILABLE NOW - £800PCM - TWO BEDROOMS - TOP FLOOR APARTMENT

Brunton Residential are delighted to present this well-appointed apartment, featuring two well-proportioned bedrooms and a layout suited to modern living. This cleverly designed property can almost be described as a detached apartment, all of the perimeter walls are connected to either external brickwork or communal entrance halls.



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Situated on the second floor, this charming apartment welcomes you with an entrance hall that leads into an internal hallway.

To the left is the first bedroom, while to the right is a well-appointed kitchen, located next to the bathroom. Towards the rear of the property, you'll find the second bedroom.

Also at the rear, to the left, is a spacious lounge, which benefits from an abundance of natural light, creating a warm and inviting atmosphere perfect for relaxation. A feature walk in bay window is orientated to the South, it offers stunning views over the City of Newcastle.

Externally, the property offers a range of communal gardens and further benefits from an allocated parking space.





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TENURE :

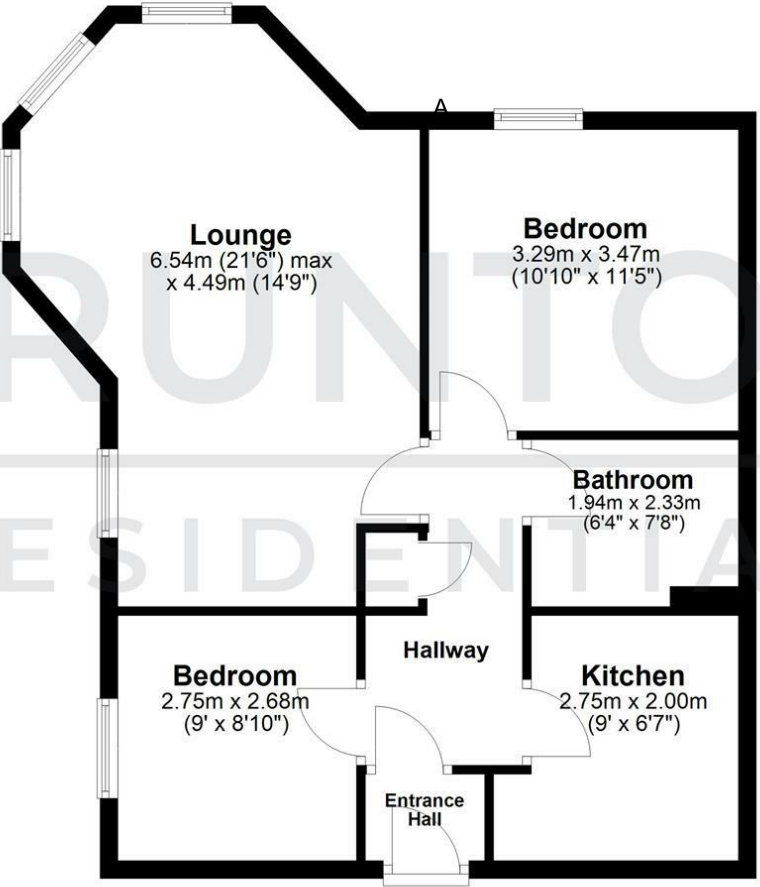
LOCAL AUTHORITY :

COUNCIL TAX BAND : A

EPC RATING :

### First Floor

Approx. 62.6 sq. metres (673.5 sq. feet)



Total area: approx. 62.6 sq. metres (673.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
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		
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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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