

# BRUNTON

---

## RESIDENTIAL



**JESMOND PARK EAST, HIGH HEATON, NE7**

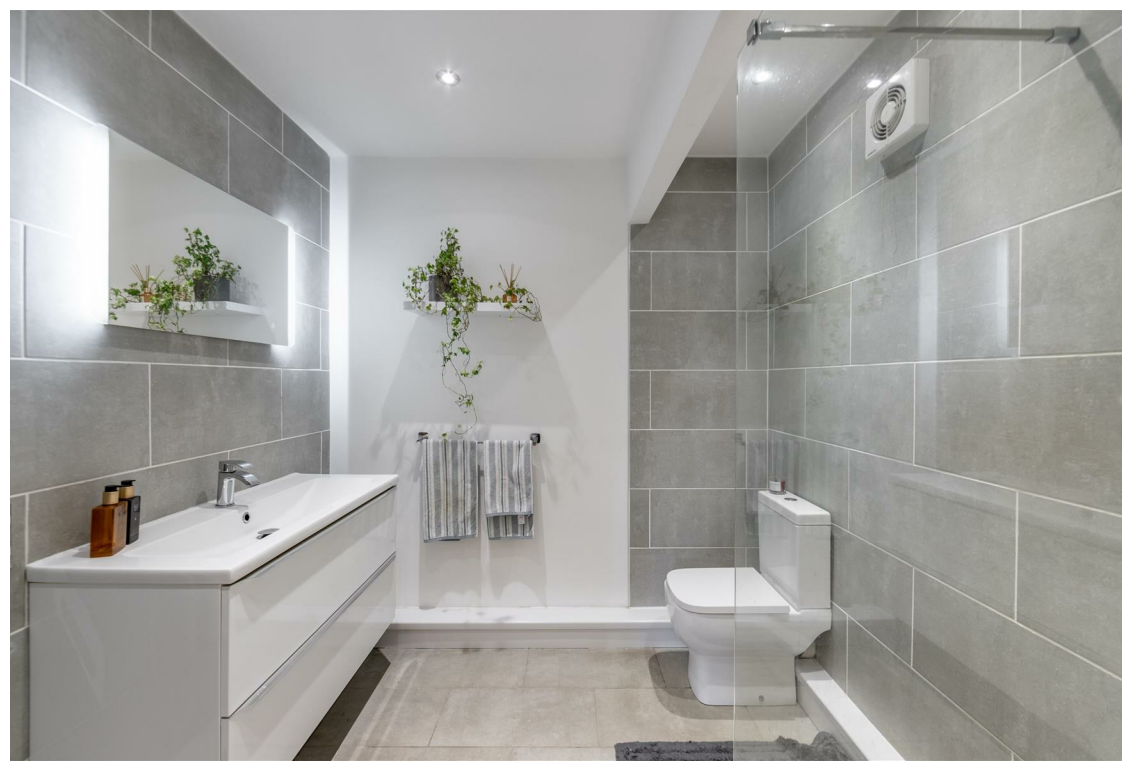
**Offers Over £155,000**

# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL





## TWO BEDROOMS – TOP FLOOR APARTMENT – NO FORWARD CHAIN

Brunton Residential are pleased to offer this well-presented apartment, located in the desirable Jesmond Park East area of Newcastle Upon Tyne.

The property features two well-proportioned bedrooms, a spacious living area filled with natural light, a modern kitchen, and a contemporary bathroom. Situated close to local amenities, parks, and excellent transport links to Newcastle and beyond.

# BRUNTON

---

## RESIDENTIAL

# BRUNTON

---

## RESIDENTIAL

Situated on the top floor of the sought after Dene Court is this STUNNING apartment, upon entering the apartment, you are welcomed into the inner hallway with a convenient storage cupboard to the right and wood-effect flooring that continues throughout. From here, you step into an inner hallway, which provides access to two well-proportioned bedrooms—one of which includes built-in wardrobes.

The modern shower room is fitted to a high standard, offering a walk-in shower, washbasin, WC, tiled walls, and tiled flooring.

At the end of the hallway, you'll find a spacious dual-aspect lounge that enjoys excellent natural light. Adjacent to the lounge is a well-equipped kitchen, complete with a range of wall and floor units, integrated appliances including an oven, hob and extractor fan, granite worktop surfaces, and a breakfast bar.

# BRUNTON

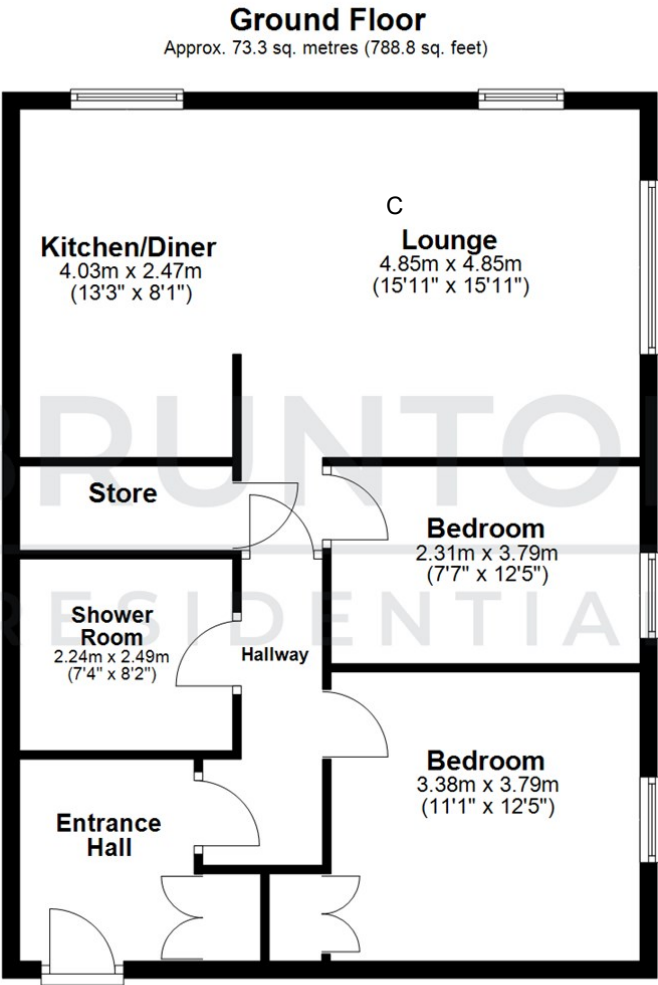
## RESIDENTIAL

TENURE : Leasehold

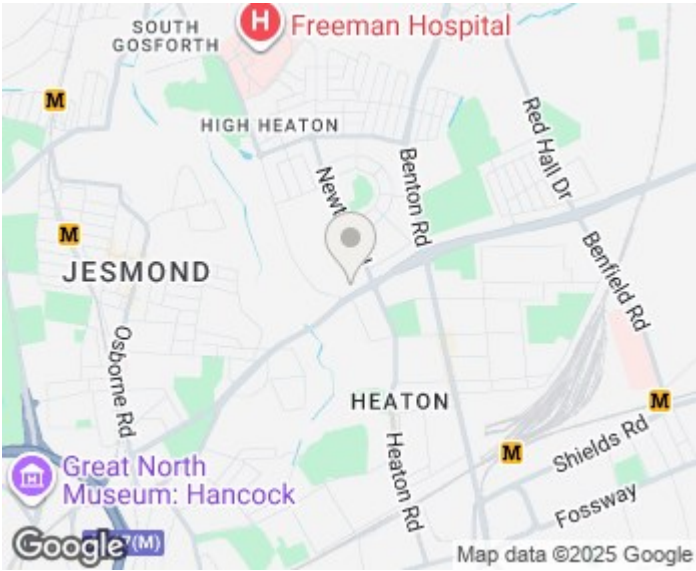
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : E



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 |         |           |
| 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) 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 |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |