

# BRUNTON

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## RESIDENTIAL



**ST. MARY LANE, ST. MARY PARK, NE61**

**£165,000**

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### SECOND FLOOR APARTMENT - OFF-STREET PARKING & GARAGE - FANTASTIC CONDITION

Brunton Residential are delighted to offer this second floor apartment on St. Mary Lane located in the ever-popular St. Mary Park in Stannington near Morpeth. This spacious, two bedroom property offers open-plan living accommodation, two double bedrooms as well as off-street parking and garage.

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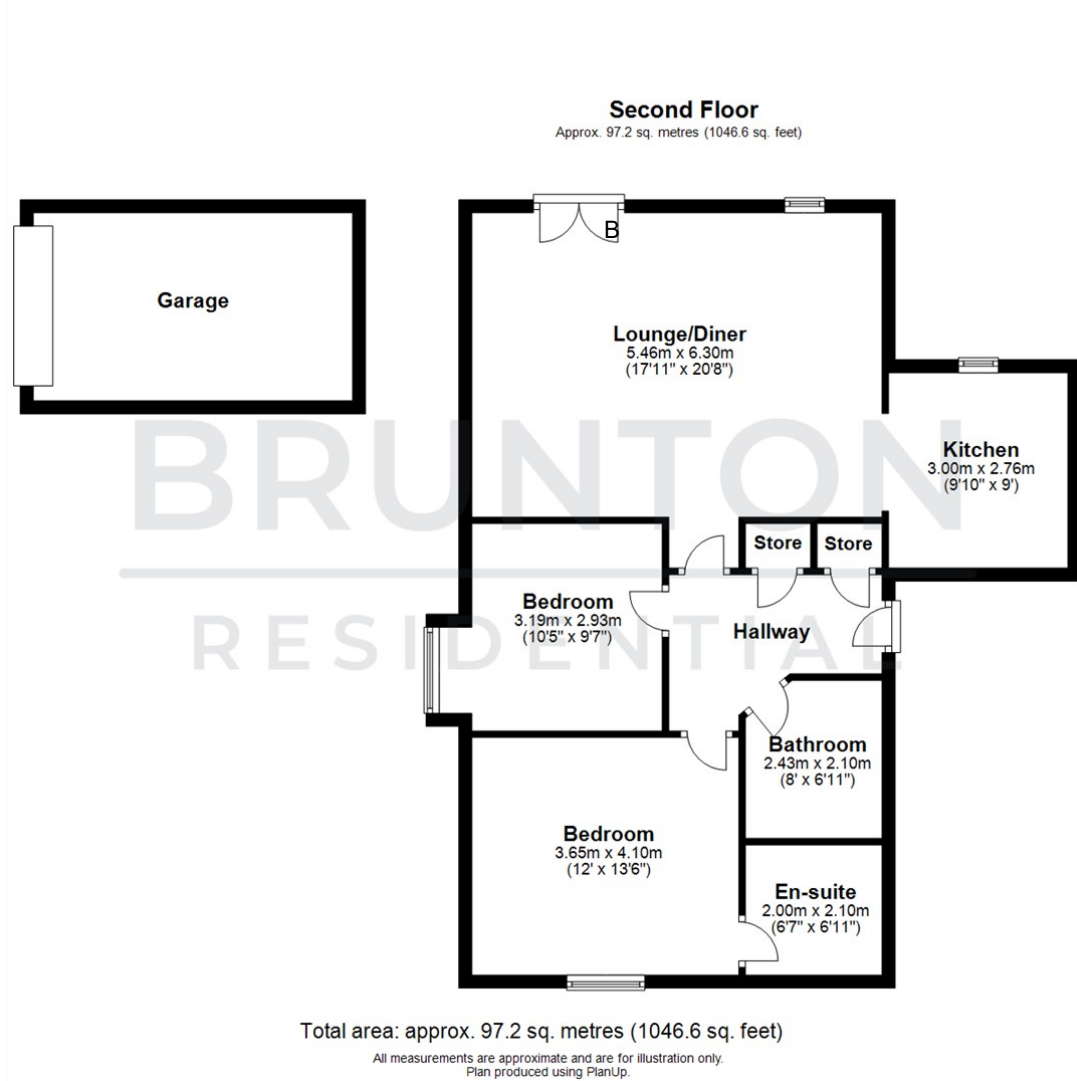
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Accommodation briefly comprises; secure communal entrance shared by only two apartments and stairs to apartment. A large entrance hallway provides access to all rooms. There is a spacious, open-plan lounge and dining area with Juliet balcony and window allowing natural light to flood the space. This leads on to the fitted kitchen which offers a range of wall and floor units, coordinated work surfaces and fitted appliances. The master bedroom provides access to an en-suite shower room with WC, basin and walk-in shower whilst bedroom two is also large enough for a double bed and furniture. The internal accommodation is completed by the stylish family bathroom. The property benefits from its own garage as well as designated off-street parking.



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TENURE : Leasehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : B

EPC RATING : C

SERVICES :



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>		80	81
(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			
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) <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			
England & Wales		EU Directive 2002/91/EC	