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HUGH PERCY COURT, ST. MARY PARK, NE61

Offers Over £155,000

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PURPOSE BUILT FIRST FLOOR APARTMENT | OPEN PLAN LOUNGE, KITCHEN & DINER | TWO BEDROOMS | IDEAL FOR FIRST TIME BUYERS

Brunton Residential are delighted to offer for sale this well presented, first floor apartment which is perfectly located at the desirable Hugh Percy Court, St. Marys park, Stannington. Hugh Percy Court, which was constructed by Bellway Homes in 2018, is perfectly situated within a prestigious, modern housing development and is surrounded by communal gardens, open green spaces, and large woodland areas.

St Marys Park is also placed just a 4 miles to the south from the historic market town of Morpeth, with its excellent shops, cafes, restaurants and amenities.

Also placed nearby is the delightful village of Stannington with its community centre, first school and The Ridley Arms Public House. For road travel, the A1 is conveniently close, ensuring easy access into Newcastle City Centre and to major regional routes.

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The internal accommodation comprises: Communal hallway with stairs to the first floor. Private entrance at the first floor which leads into an entrance hall with secure Intercom system. Lovely open plan lounge/kitchen and dining space with south facing window overlooking the fantastic communal grounds and gardens.

The kitchen area benefits from a contemporary fitted kitchen with integrated appliances - oven, hob and washing machine.

The hallway then leads to a the main bedroom, which is a comfortable double, and enjoys access to an ensuite shower room with WC. Bedroom two offers a window and is a smaller double room. Bathroom with three piece suite.

The property also enjoys the benefit of an attached single garage and also offers an allocated off street parking space.

The St Mary's development also offers access to visitor parking, delightful communal grounds and gardens, and lovely rural woodland walks as well as a lovely gastro pub.

Services: Mains electric, gas, water and drainage |
Tenure: Leasehold | Council Tax: Band B | Energy
Performance Certificate: Rating B



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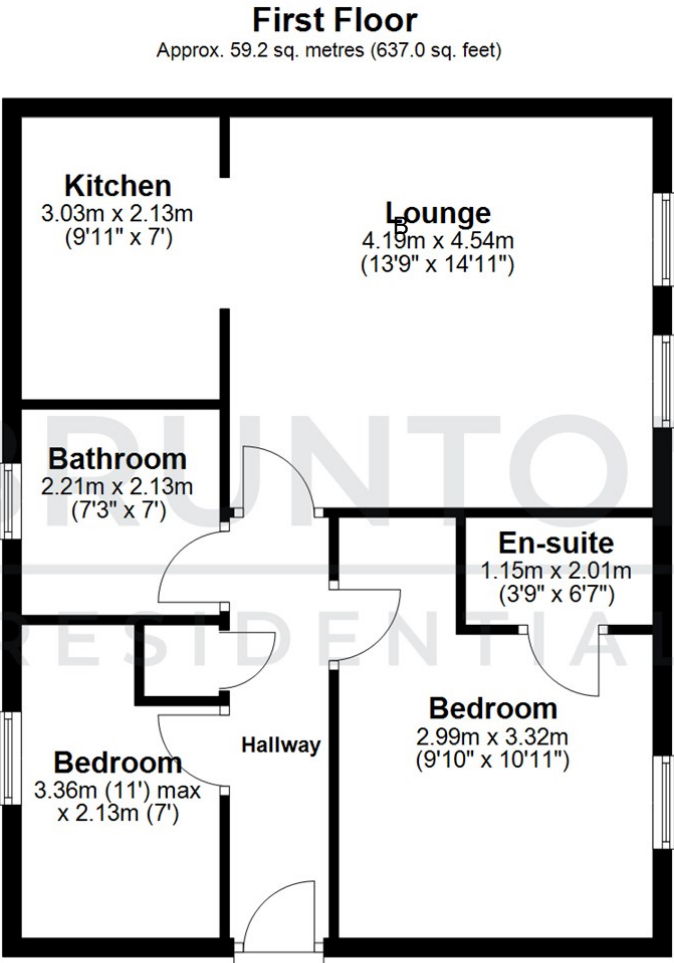
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TENURE : Leasehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : B



Total area: approx. 59.2 sq. metres (637.0 sq. feet)

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	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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