

# BRUNTON

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RESIDENTIAL



**WHALTON PARK, GALLOWHILL, NE61**  
Offers In The Region Of £299,950

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**TOP FLOOR APARTMENT - TWO BEDROOMS - ALLOCATED PARKING & GARAGE**  
Brunton Residential are delighted to offer for sale this top floor apartment, one of only six, located within the community of Whalton Park, Gallowhill. This superbly presented property enjoys the most tranquil of settings and is in fantastic condition. It offers spacious and contemporary living within 30 acres of private gardens and woodland.

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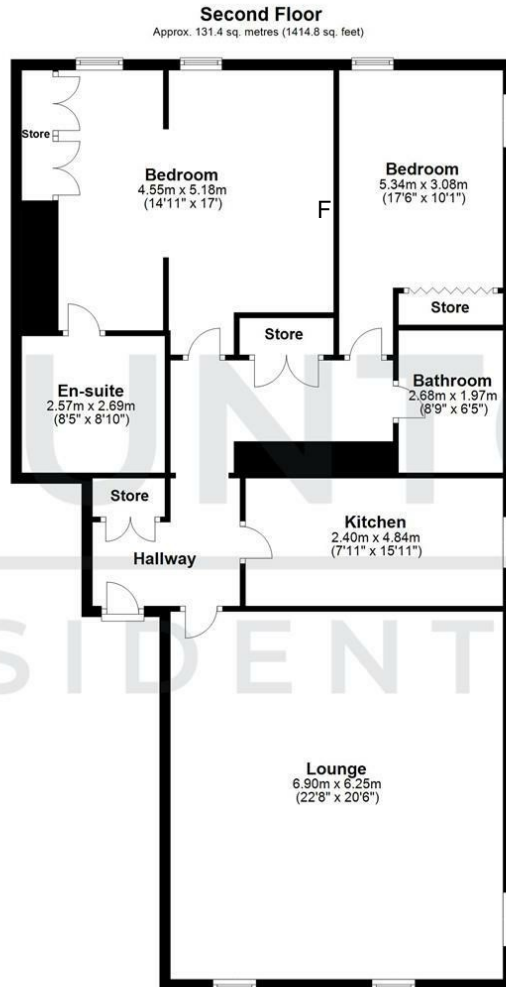
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Whalton Park is approximately one mile to the east of Bolam Lake and a short drive to Ponteland, Morpeth and Newcastle International Airport. The original building known as Gallowhill Hall was constructed in 1888 with the conversion to what is now Whalton Park commencing in 2000. The development offers a mixture of property types with this apartment in particular comprising: An intercom secure communal entrance leading to a hallway and staircase to the second floor. The front door leads to an internal hallway and all the rooms. The lounge is positioned to the front of the property, has plenty of space for relaxing and formal dining and commanding views from windows on two aspects. The fitted kitchen has a range of wall and base units with coordinated work surfaces and fitted appliances. A window to the side offers plenty of natural light. The master bedroom has superb views over the surrounding gardens, leads through to a dressing area which in turn provides access to a luxury ensuite bathroom. The ensuite features a free standing bathtub, vanity unit, wall hung toilet and walk in shower cubicle. The second bedroom could provide for guests or equally would make a great study with wonderful views over the surrounding countryside. The tiled shower room also provides a walk in shower cubicle.



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Total area: approx. 131.4 sq. metres (1414.8 sq. feet)

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

TENURE : Leasehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : F

EPC RATING : D

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>			
(55-68) <b>D</b>		63	66
(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	