

# BRUNTON

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## RESIDENTIAL



**THORNHILL ROAD, PONTELAND, NE20**

Asking Price £265,000

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No Onward Chain, Two Bedrooms, First Floor Apartment With Lift Access, Bathroom and En-suite Shower Room, Stylish Open Plan Kitchen Dining Room With Living Area And Juliet Balconies, Superb Village Location With Excellent Shops, Bus Stop, And Amenities, Allocated Parking And Visitor Parking.

This stunning first-floor, two bedroom apartment in Hemingway Court, offers well-planned accommodation, with a luxurious open-plan kitchen, dining and living area, featuring dual-aspect windows and two Juliet balconies.

The principal bedroom includes fitted storage and an elegant en-suite shower room, while the second bedroom also benefits from fitted storage and is served by the family bathroom.

Externally there is allocated parking and access to communal gardens. Hemingway Court is well-positioned for access to local shops, transport links and amenities, offering convenient travel into Newcastle and the surrounding areas.

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The internal accommodation comprises: The front door opens to a welcoming entrance hallway with a useful storage cupboard.

There is access to an impressive open-plan kitchen, dining and living room, a bright dual-aspect room, enhanced by Juliet balconies which allow natural light into the space.

The principal bedroom benefits from fitted wardrobes and storage, a Juliet balcony, as well as its own convenient en-suite shower room.

The second bedroom, also with fitted storage, is served by the well-appointed family bathroom.

Externally, residents benefit from secure video access, a lift and stairs, allocated parking and access to the beautifully maintained, and well stocked communal gardens.

There is a range of excellent shops, amenities and transport links, including a bus stop just outside the development.



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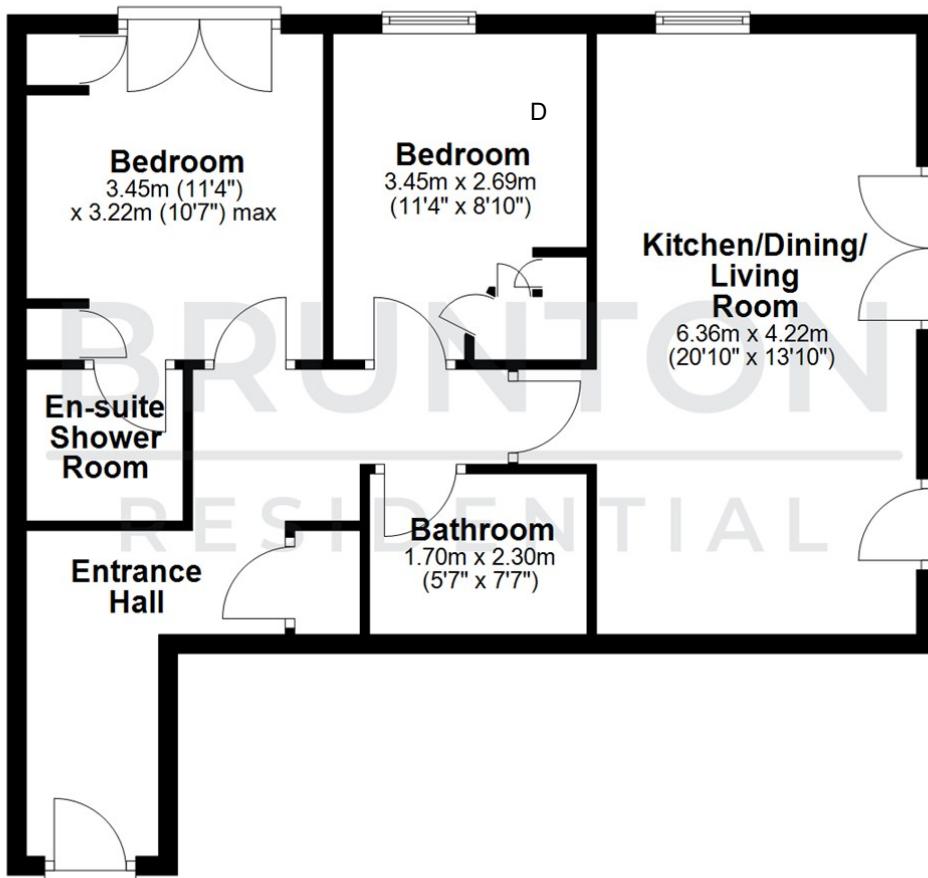
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TENURE : Leasehold

### First Floor

Approx. 63.4 sq. metres (682.3 sq. feet)



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

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : B



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		
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) 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		