

# BRUNTON

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## RESIDENTIAL



**WILLOWBAY DRIVE, NEWCASTLE UPON TYNE, NE13**

**Offers Over £155,000**



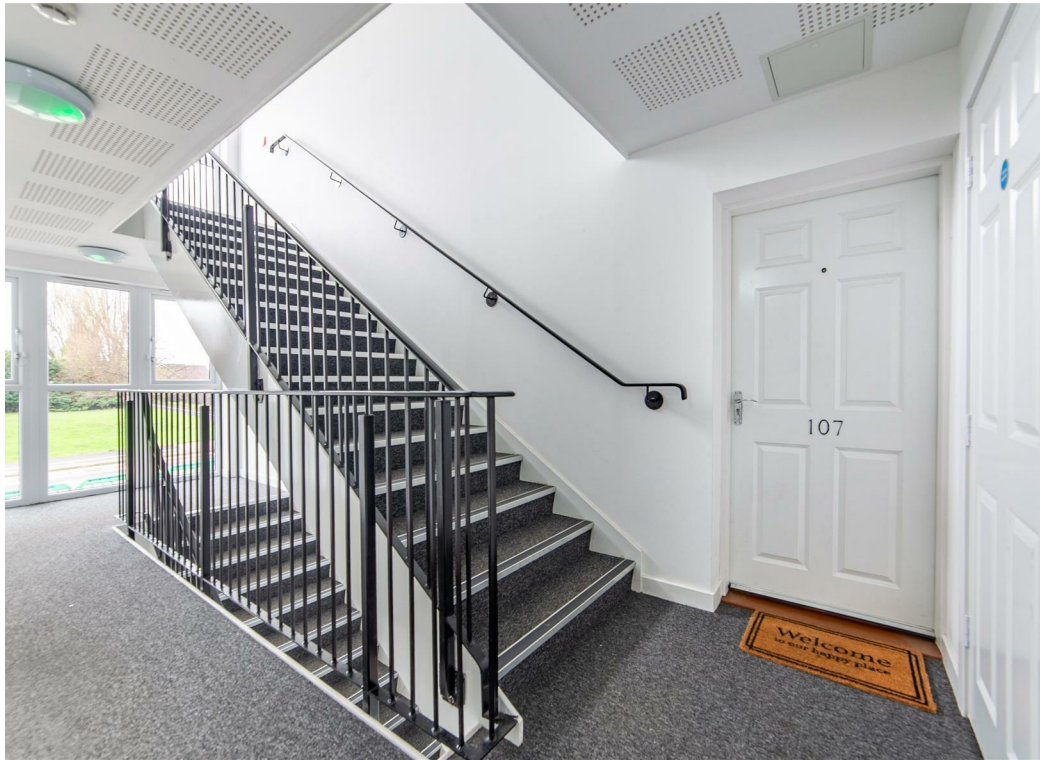
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Well-presented first-floor two-bedroom apartment offering bright, modern accommodation arranged across a single level. The property is finished to a good standard throughout and benefits from generous living space, well-balanced bedrooms and attractive outlooks, making it well-suited to a range of buyers.

The apartment offers an open-plan kitchen, dining and living area, two bedrooms including one with a dressing room, and a contemporary bathroom. Large windows and Juliet balconies enhance the sense of space and light throughout the home.

Situated within a residential development, the property enjoys a pleasant setting with access to everyday amenities and transport links, providing convenient connections to surrounding areas and making it ideal for professionals and downsizers alike.



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The internal accommodation comprises: An entrance hall that provides access to a bedroom immediately to the right, which enjoys a window allowing in ample natural light. Adjacent to this is the second bedroom, a spacious room with a Juliet balcony and a window, flooding the space with natural light. This room also benefits from a dressing room. The entrance hall also provides access to a spacious open-plan kitchen, dining and living room. The kitchen benefits from a range of fitted wall and base units and plumbing for a washing machine and washer/dryer. There are windows along with doors leading to a Juliet balcony, all overlooking lush greenery and allowing in plenty of natural light. A well-appointed, modern bathroom fitted with a WC, a washbasin and a bath with a shower over. The bathroom also enjoys a heated towel rail and part-tiled walls. This completes the apartment's accommodation





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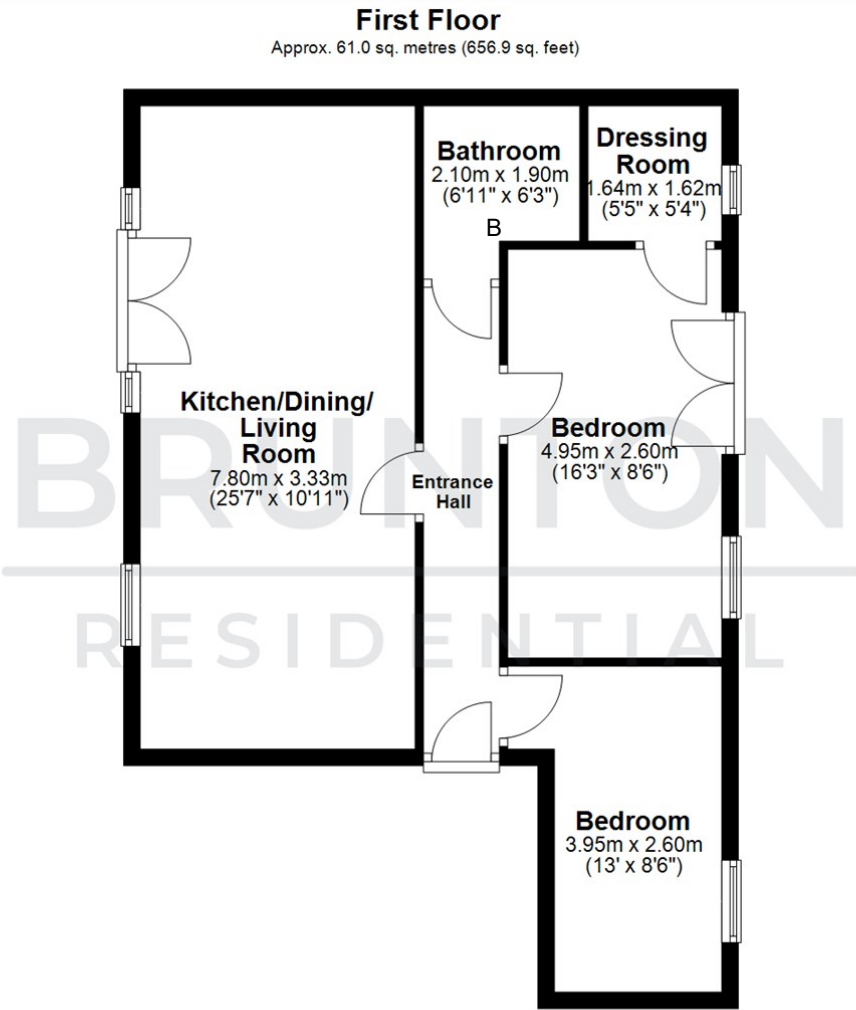
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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : B



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	84	84
(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		