

# BRUNTON

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RESIDENTIAL



**ELMWOOD PARK COURT, GREAT PARK, NE13**

**Offers Over £140,000**

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### GROUND FLOOR 'DUNSTON' STYLE APARTMENT | TWO BEDROOMS | IDEAL FIRST TIME BUY

Brunton Residential are delighted to welcome to the market this stunning ground floor 'Dunston' style apartment within Elmwood Park Court, Great Park with allocated parking to the rear, secure entry system and the benefit of having no forward chain.

For more information and to book your viewing please call our team on 0191 236 8347.

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Situated on the sought after Elmwood Park Court on Newcastle Great Park is this stunning ground floor two bedroom apartment, briefly comprising; communal entrance and stairs to all floors, apartment entrance, airy hallway giving access to both bedrooms, the master bedroom benefitting from walk in wardrobe. Family three piece bathroom with shower over the bath, open plan lounge/kitchen/dining area spanning the depth of the property with access to the patio, an ideal relaxation spot.

Externally there are communal grounds to the front of the property and an allocated parking bay to the rear.

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### Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band B



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TENURE : Leasehold

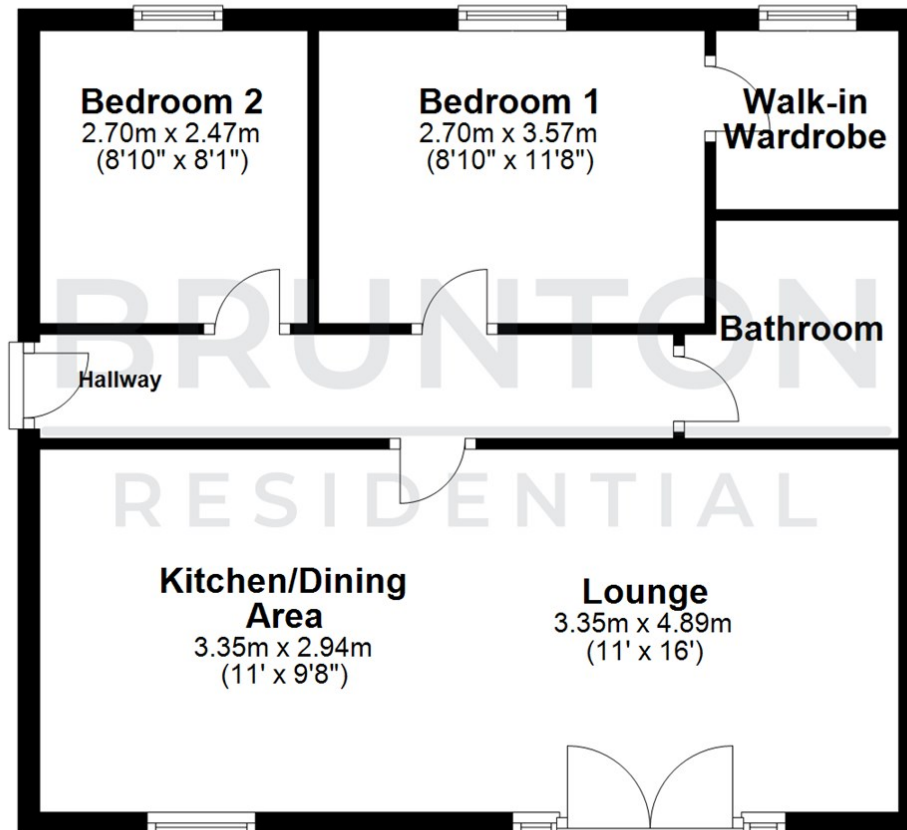
LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : B

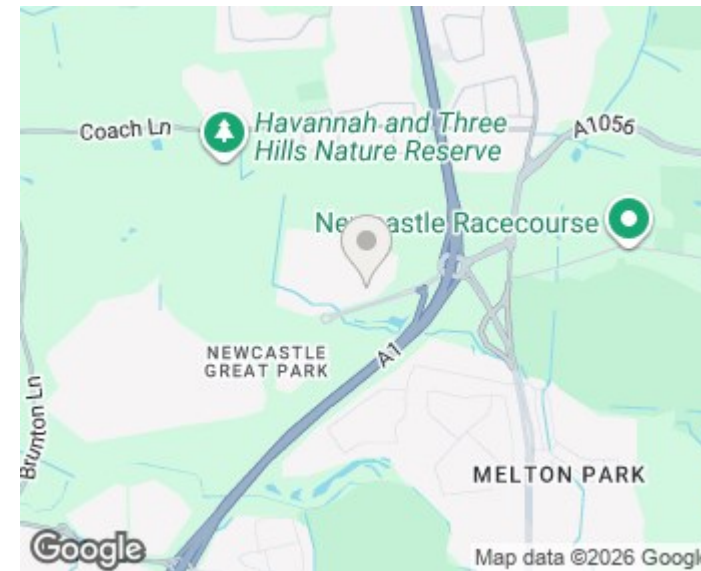
EPC RATING : C

### Ground Floor

Approx. 57.2 sq. metres (615.5 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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		75	77
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			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	