

# BRUNTON

---

RESIDENTIAL



**WISTERIA PLACE, GREAT PARK, NE13**

**£113,400**

# BRUNTON

---

RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL



REDUCED MARKET VALUE SCHEME | BUYING CRITERIA APPLIES | TWO BED APARTMENT

Brunton Residential are delighted to offer for sale this 'Aiden' style apartment by Persimmon, which offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for couples, or individuals seeking a peaceful retreat in a vibrant city.

This property is well-served by local schools, including Brunton First School and Great Park Academy, which caters to a range of educational needs. For shopping, residents have access to Morrisons for everyday essentials and the nearby Kingston Park Retail Park for larger retail options, including Tesco Extra. Havannah Nature Reserve is ideal for walking and cycling. Transport links are excellent, with easy access to the A1, Kingston Park Metro Station for public transport to Newcastle city centre, and Newcastle International Airport for travel further afield. Combining good schools, shopping amenities, green spaces, and connectivity, the area is a desirable location for families and professionals alike.

# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL

The property is situated on a generous corner plot with an external patio area, accommodation comprises; entrance hallway with access to an open plan lounge kitchen area. The kitchen offers a range of wall and floor units with coordinated work surfaces along with electric oven and gas hob. There are two double bedrooms of similar size with space for wardrobes and a fitted three piece family bathroom with a shower over the bath.

Externally there are a range of managed communal areas along with a private allocated parking space and is accessed via a secure entry system linked direct to the apartment.

### Tenure

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

This home is available to buy under a Newcastle City Council reduced value purchase scheme, you will own 100% of the property but you will have the benefit of paying just 70% of the value with the restriction of not being able to rent the property out and only being able to sell for the same percentage value for which you originally purchased. Further restrictions and criteria apply.

Council Tax Band B



# BRUNTON

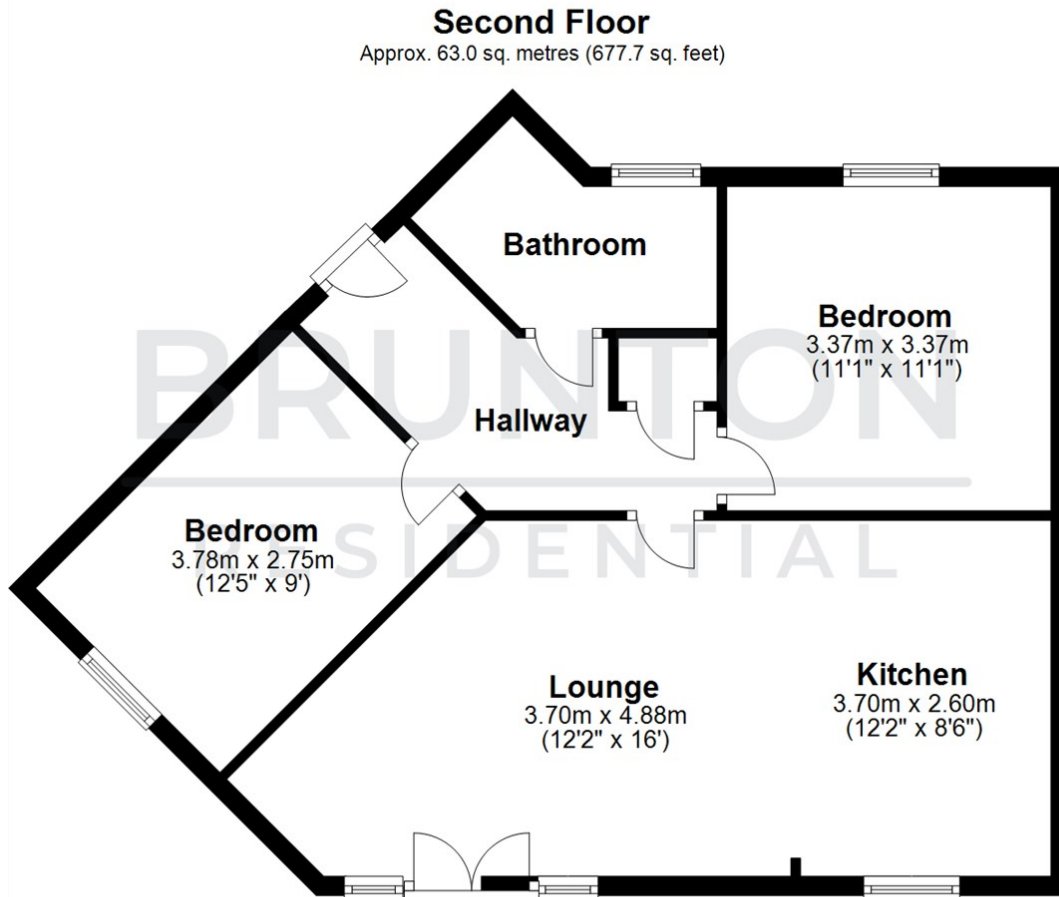
## RESIDENTIAL

TENURE : Leasehold

LOCAL AUTHORITY :

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) <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 energy efficient - higher running costs			
		<b>82</b>	<b>82</b>
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) <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			
EU Directive 2002/91/EC			
England & Wales			