

# BRUNTON

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RESIDENTIAL



**CHILLINGHAM ROAD, HEATON, NE6**

Offers Over £165,000

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Stylish Duplex Apartment Boasting Close to 1,000 Sq ft with a Wonderful Open Plan Kitchen/Dining & Living Space, Two Great Double Bedrooms, Bathroom & Separate Shower Room.

Situated on Chillingham Road, Heaton, this excellent duplex apartment is perfectly positioned to the top two floors of this desirable residential development. The property offers a well-presented interior with a unique split-level layout that creates both character and practicality and is ideal as a base or first time home.

This great apartment is ideally located within the popular Heaton area of Newcastle, which is well known for its vibrant local amenities, including a wealth of independent cafés, restaurants and shops along Chillingham Road as well as the nearby Heaton Road.

Also located nearby are excellent transport links, with regular bus and metro routes providing convenient access into Newcastle City Centre, as well as nearby open green spaces such as Heaton Park.

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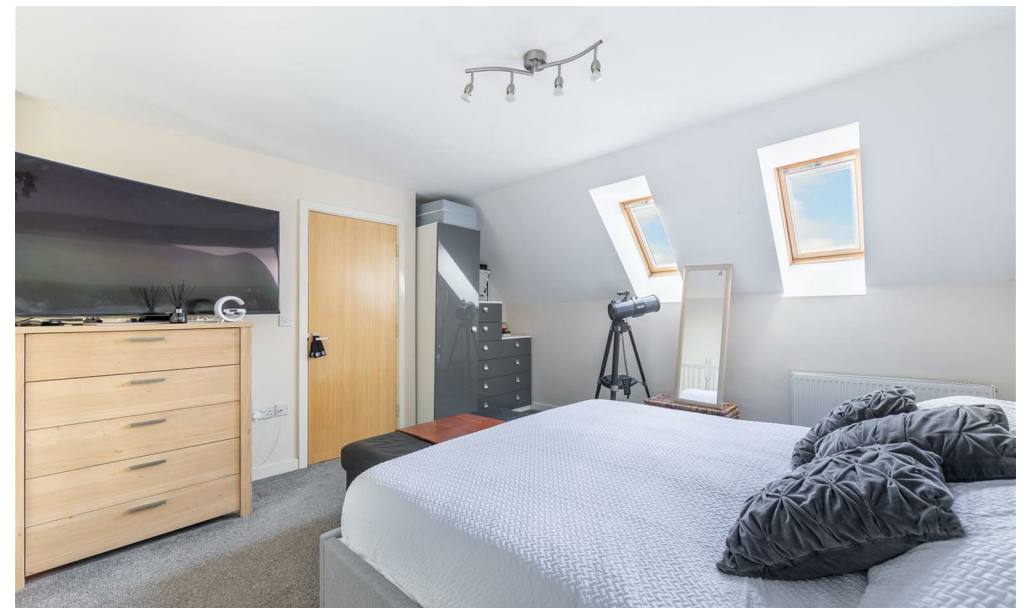
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The internal accommodation comprises: Communal entrance with secure entry phone system. Stairs to the 3rd floor then lead to a private entrance leading into an entrance hall with a staircase rising to the main living accommodation.

The principal level opens into a bright and spacious open-plan kitchen, dining and living area, creating a sociable layout ideal for modern living. The kitchen is well presented with a range of fitted units, while the living space enjoys attractive views and an abundance of natural light and French doors leading to a Juliette balcony and is open to bedroom one. This level also provides a well-proportioned double bedroom and a family bathroom.

Stairs lead to the upper level where there is a generous double bedroom suite (positioned on a mezzanine floor overlooking the main living space). This impressive area is notable in scale and design, creating a sense of openness while still offering a comfortable and private bedroom setting. The upper level also benefits from access to a separate shower room, further enhancing the practical duplex layout.



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TENURE : Leasehold

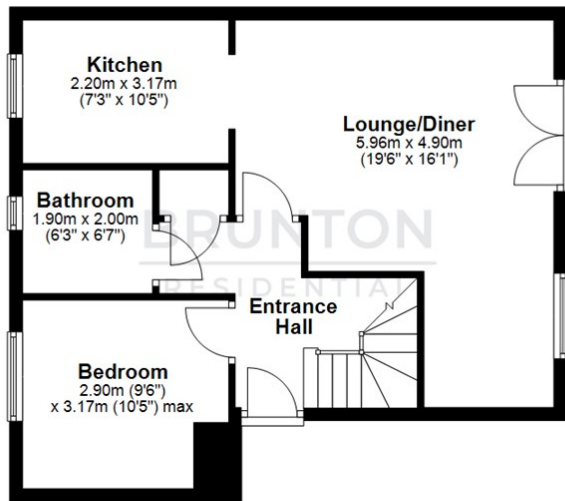
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : C

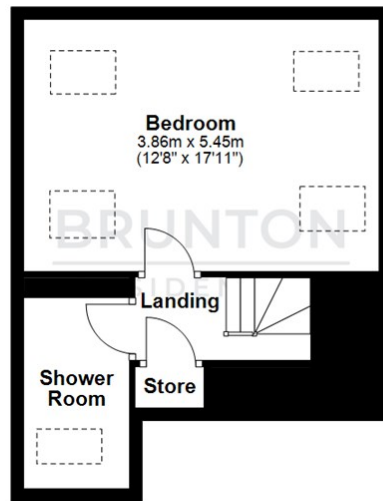
### Third Floor

Approx. 52.6 sq. metres (566.4 sq. feet)



### Fourth Floor

Approx. 34.5 sq. metres (371.1 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	80
(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			
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	