

# BRUNTON

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## RESIDENTIAL



**MOOR COURT, WESTFIELD NE3**

**£1,950 Per Month**

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Available August 2026 (Date Can Be Flexible) - £1,950pcm - Three Bedrooms - Views Over Town Moor - Balcony - Two Reception Rooms - Spacious Kitchen - Modern Fixtures & Fittings Throughout - Well Presented - Popular Art Deco Building - Excellent Location - Furnished - On Site Parking Available

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Welcome to this charming apartment located in the desirable area of Moor Court, Westfield NE3. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for families or professionals seeking a welcoming home.

The apartment features two spacious reception rooms, providing ample space for relaxation and entertaining guests. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy living room or a stylish dining space. The three well-proportioned bedrooms offer a peaceful retreat, ensuring everyone has their own personal space to unwind.

In addition to its appealing interior, this property also boasts the convenience of on site parking, a valuable asset in today's busy world. The location in Westfield is particularly advantageous, with local amenities, schools, and transport links just a stone's throw away, making daily life both easy and enjoyable.



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TENURE :

LOCAL AUTHORITY :

COUNCIL TAX BAND : D

EPC RATING : C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
		73	78
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(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>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
		71	75
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	