

# BRUNTON

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RESIDENTIAL



**AINTHORPE GARDENS, HIGH HEATON, NE7**

**£1,200 Per Month**

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### 2-Bedroom Upper Flat with 360° Virtual Tour - Available NOW

A well-presented 2-bedroom upper flat available to rent now, offering a comfortable living space ideal for professionals or small families. The property features:

Two good-sized bedrooms

Shared rear garden, perfect for outdoor relaxation

Gas combi boiler ensuring efficient heating

On-street parking available

EPC Rating: C

Council Tax Band: B

Rent: £1,200 PCM

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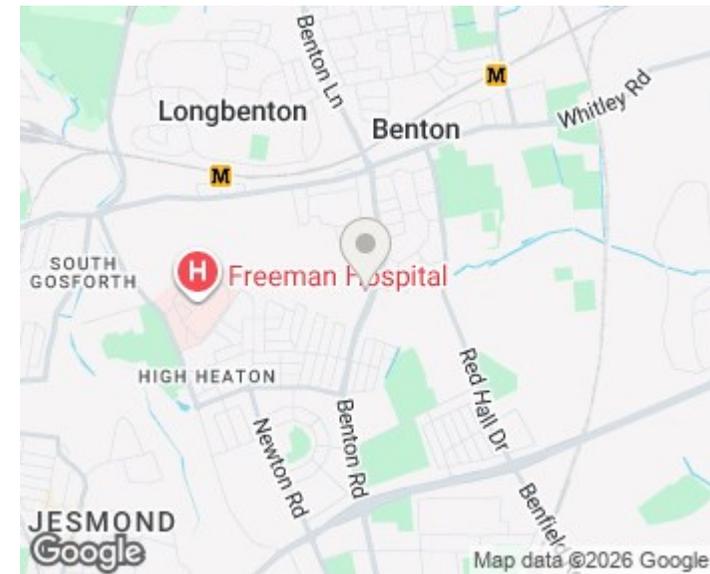
TENURE :

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING :

B



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			
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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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