

# BRUNTON

---

## RESIDENTIAL



**SUNFLOWER DRIVE, GREAT PARK, NE13**

Offers Over £165,000

# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL



Delightful two-bedroom, second floor apartment situated on Sunflower Drive within Great Park, Newcastle upon Tyne.

This well-presented apartment features a spacious lounge/dining area with French doors opening onto a Juliet balcony. It further benefits from a modern kitchen, a stylish bathroom, and two well-proportioned bedrooms.

Situated in the popular residential area of Great Park, the property is conveniently located close to local shops, schools, and everyday amenities. It also benefits from excellent transport links, with easy access to the A1 and regular public transport services providing straightforward connections to Newcastle city centre and surrounding areas.

# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL

Upon entering the property, you are welcomed by a spacious entrance hallway, which benefits from two useful storage cupboards.

To the left, a contemporary kitchen is fitted with a comprehensive range of wall and base units, integral appliances, ample worktop space, and attractive flooring. A window provides pleasant views over the surrounding area and enhances the room with natural light.

To the right of the hallway lies the family bathroom, stylishly appointed with part-tiled walls, comprising a WC, washbasin, and a bath with overhead shower.

Further along the hallway are two well-proportioned bedrooms, both enjoying views over the surrounding area.

Completing the accommodation, to the left of the hallway is a generous lounge/dining room, filled with natural light courtesy of French doors that open onto a Juliet balcony. Comfortable carpet flooring runs through much of the apartment, adding a sense of warmth and homeliness.

Externally, the development is complemented by attractive communal areas, including lawned, paved, and planted spaces. Residents benefit from an allocated parking bay, with additional visitor spaces available.



# BRUNTON

## RESIDENTIAL

TENURE : Leasehold

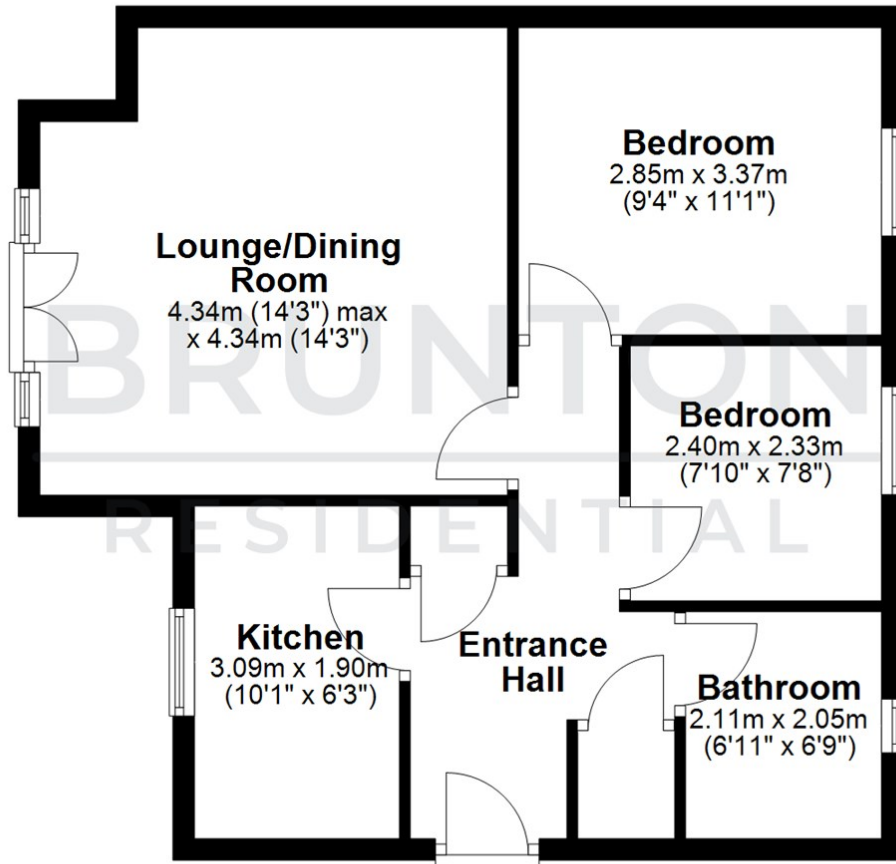
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

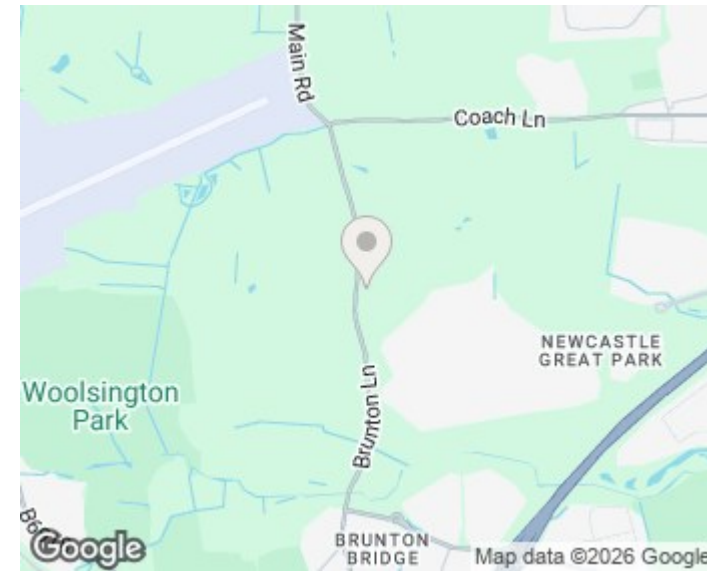
EPC RATING : B

### Second Floor

Approx. 53.9 sq. metres (580.3 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>		84	84
(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>			
(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	