

# BRUNTON

---

## RESIDENTIAL



**LONSDALE COURT, WEST JESMOND AVENUE, NEWCASTLE UPON TYNE, NE2**

**Offers Over £140,000**

# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL



**Well Presented First Floor Apartment Set in an Excellent Central Jesmond Location, Boasting Two Good Sized Bedrooms, Family Bathroom, 16ft Lounge Diner plus Re-fitted Kitchen, with Separate Garage & Offered with No Onward Chain!**

**This great, two bedroom apartment is ideally located within Lonsdale Court, Jesmond. Lonsdale Court is perfectly situated within the heart of Jesmond and is just a stones throw from West Jesmond Metro Station, providing excellent links into Newcastle City Centre, Central Station and throughout the region.**

**Also located just a short walk away is the beautiful Jesmond Dene, some of the regions best public and private schools, and direct access to everything central Jesmond has to offer, including its countless restaurants, cafes and amenities.**

# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL

The internal accommodation comprises: a long and welcoming entrance hall providing access to all areas of the apartment. Immediately to the left is the first of three useful hallway storage cupboards, followed by two good-sized bedrooms, one of which benefits from built-in storage.

Beyond the bedrooms are the remaining two hallway storage cupboards, leading through to a well-appointed family bathroom fitted with tiled flooring, partially tiled walls, a WC, wash hand basin, and a bath with an overhead shower.

Positioned at the end of the hallway is a spacious open-plan living and dining area, enhanced by a large window allowing in plenty of natural light. A door from this space leads through to a well-equipped kitchen, fitted with a range of integrated appliances, along with ample floor and wall units providing excellent storage and work surface space. The kitchen further benefits from a window overlooking the surrounding area, creating a bright and pleasant working environment throughout.

Offered with no onward chain, early viewing is deemed essential to avoid disappointment!



# BRUNTON

## RESIDENTIAL

TENURE : Leasehold

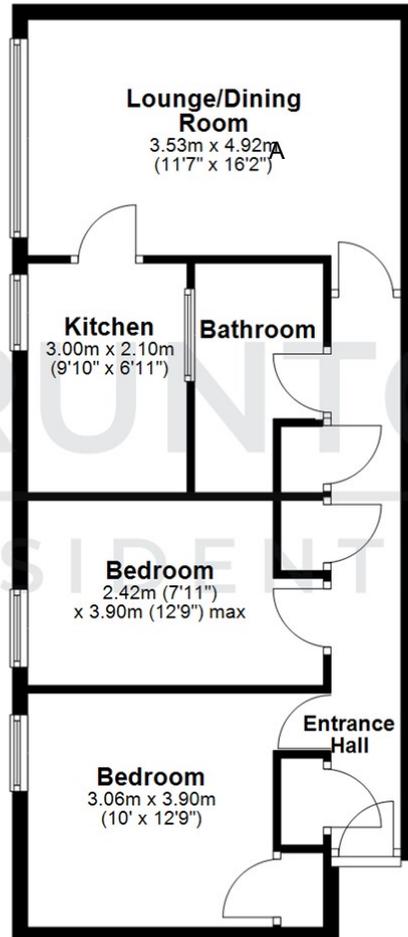
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : A

EPC RATING : D

### First Floor

Approx. 57.3 sq. metres (616.5 sq. feet)



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating	
	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	
Current: <b>64</b>	Potential: <b>78</b>
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	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	
Current: <b>D</b>	Potential: <b>A</b>
EU Directive 2002/91/EC	