

BRUNTON

RESIDENTIAL



ELMWOOD PARK COURT, GREAT PARK, NE13

Offers Over £145,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



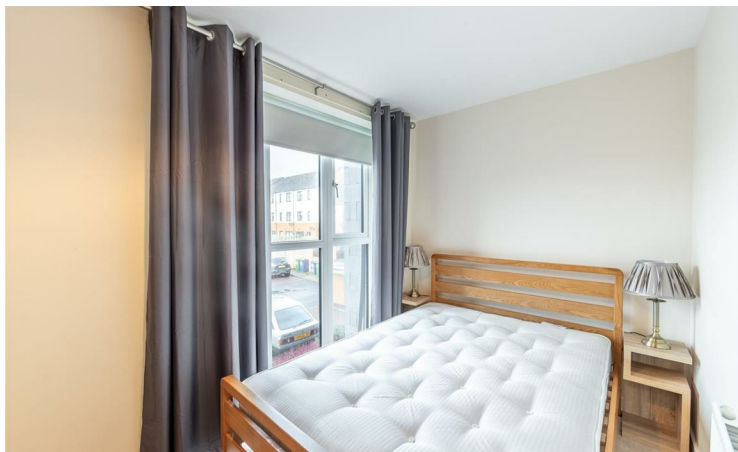
A well-presented, two-bedroom flat located in Elmwood Park Court, Newcastle upon Tyne. This modern flat offers spacious living accommodation, including two well-proportioned bedrooms, with the principal bedroom benefiting from the addition of an en-suite shower room.

The flat also features off-street designated parking and is situated in a quiet residential area.

Elmwood Park Court is well-positioned with easy access to local amenities, transport links, and Newcastle's vibrant city centre.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

Entering the property on the first floor, you are welcomed into a hallway that provides access to two well-proportioned bedrooms, one of which benefits from an en-suite shower room and enjoys the added luxury of double doors opening onto a Juliet balcony. A separate family bathroom serves the property, featuring a bath with an overhead shower and a washbasin.

There is a spacious open-plan kitchen/lounge, complete with integrated appliances. This space also boasts double doors leading out onto a balcony, ideal for early morning breakfasting.

Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band B



BRUNTON

RESIDENTIAL

TENURE : Leasehold

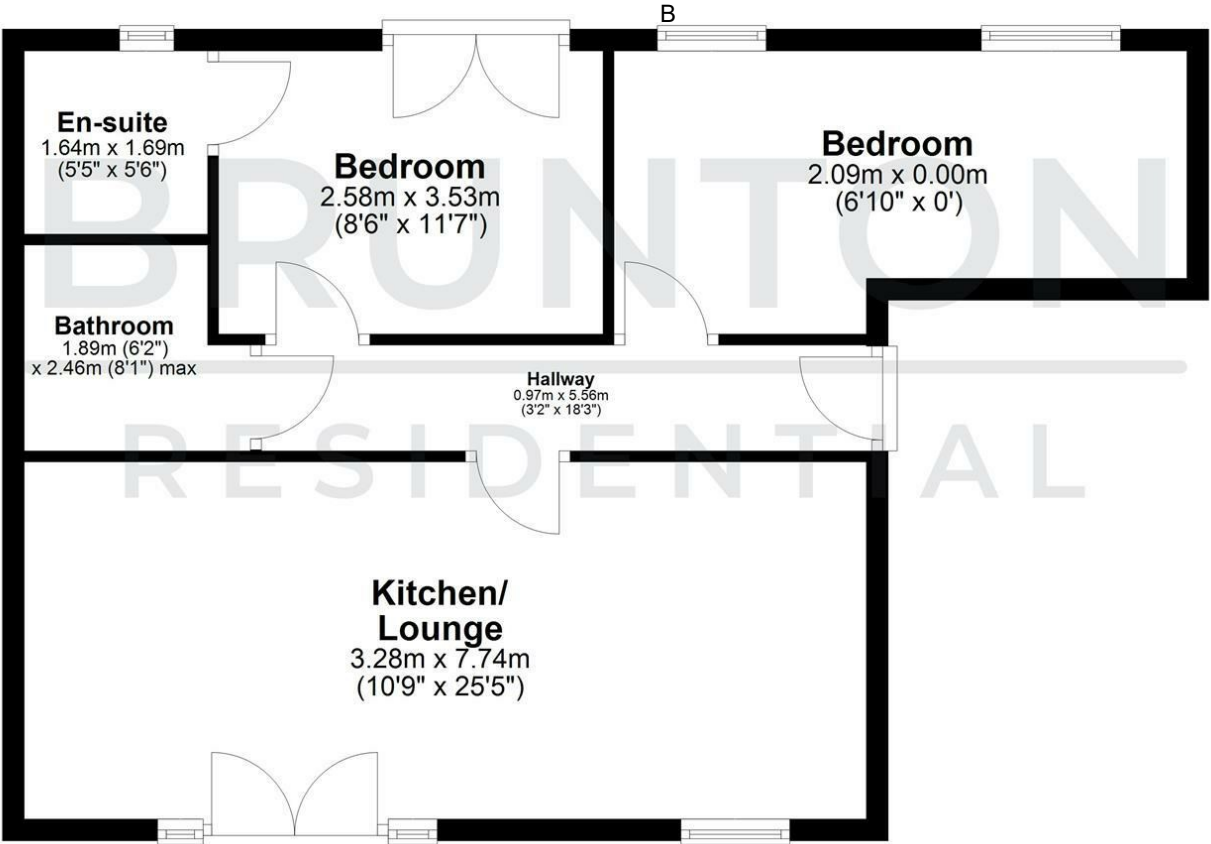
LOCAL AUTHORITY : Newcastle upon Tyne
City Council

COUNCIL TAX BAND : B

EPC RATING : B

First Floor

Approx. 60.8 sq. metres (654.1 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B	82	82	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	