

# BRUNTON

---

## RESIDENTIAL



**DAISY FIELD WAY, GREAT PARK, NE13**

**Fixed Asking Price £119,000**

# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL



This home is available to buy under a Newcastle City Council reduced value purchase scheme, you will own 100% of the property but you will have the benefit of paying just 70% of the value with the restriction of not being able to rent the property out and only being able to sell for the same percentage value for which you originally purchased. Further restrictions and criteria apply.

Delightful 'Holly' style apartment by Taylor Wimpy, a two-bedroom, first floor apartment situated on Daisy Field Way 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.

# 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 right, 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 left 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 right of the hallway is a generous lounge/dining room, filled with natural light courtesy of French doors that open onto a Juliet balcony

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.

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

TENURE : Leasehold

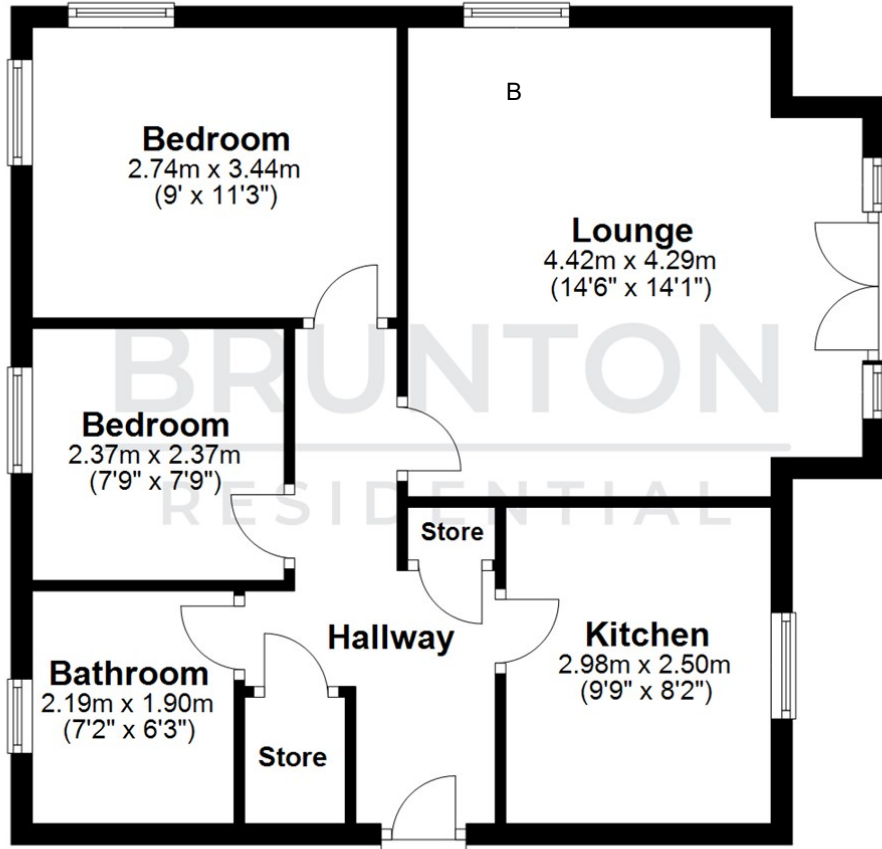
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

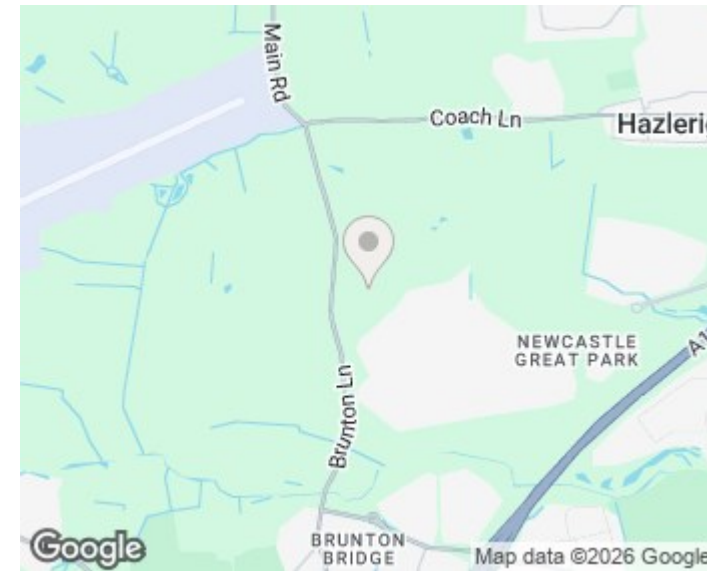
EPC RATING : B

### First Floor

Approx. 55.0 sq. metres (591.6 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>		<b>83</b>	<b>83</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>			
(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	