

BRUNTON

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BRUNTON LANE, NEWCASTLE UPON TYNE, NE3

Offers Over £140,000

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Well-presented two-bedroom apartment located within Clarendon Mews on Brunton Lane, offering bright, modern accommodation with the added benefit of a private balcony enjoying open views across Newcastle Racecourse. This stylish home is ideal for first-time buyers, professionals or those seeking low-maintenance living in a well-connected location.

The property features a spacious entrance hallway leading to all principal rooms, including a south-facing principal bedroom with en-suite, a second bedroom and a main bathroom. To the end of the hallway is a bright open-plan living room and kitchen, fitted with a range of wall and base units, along with integrated appliances. The multiple windows enhance the natural light throughout. A private balcony provides outdoor seating space with attractive open views. The building also benefits from lift access and residents' permit parking.

Clarendon Mews is situated on Brunton Lane, offering convenient access to local amenities, Newcastle Racecourse, and strong transport links into Newcastle city centre and surrounding areas.

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The internal accommodation comprises: a spacious entrance hallway, with doors leading to all principal rooms. The accommodation features two bedrooms, including a principal double bedroom with an en-suite shower room, and a second bedroom which is a single, both benefiting from a south-facing aspect, allowing for excellent natural light throughout the day. The main bathroom is positioned off the hallway and serves the remaining accommodation. At the end of the hallway is the open-plan living room and kitchen, which provides a bright and sociable living space. The kitchen is fully fitted with a range of wall and base units, along with integrated appliances, and benefits from a window allowing additional natural light into the space. The living area is particularly bright, enhanced by multiple windows and a south-facing orientation, creating a light and airy feel throughout.

A secure door leads out onto a private balcony, which offers space for seating and enjoys open views across Newcastle Racecourse, along with wider southerly views.

Externally, the building benefits from a secure entry door, with intercom, and a lift servicing all floors, along with a staircase providing additional access. The property also benefits from access to residents' permit parking.



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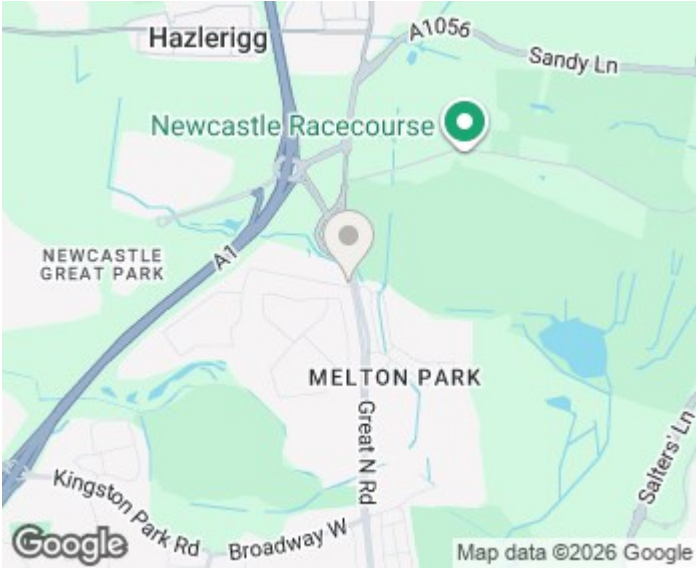
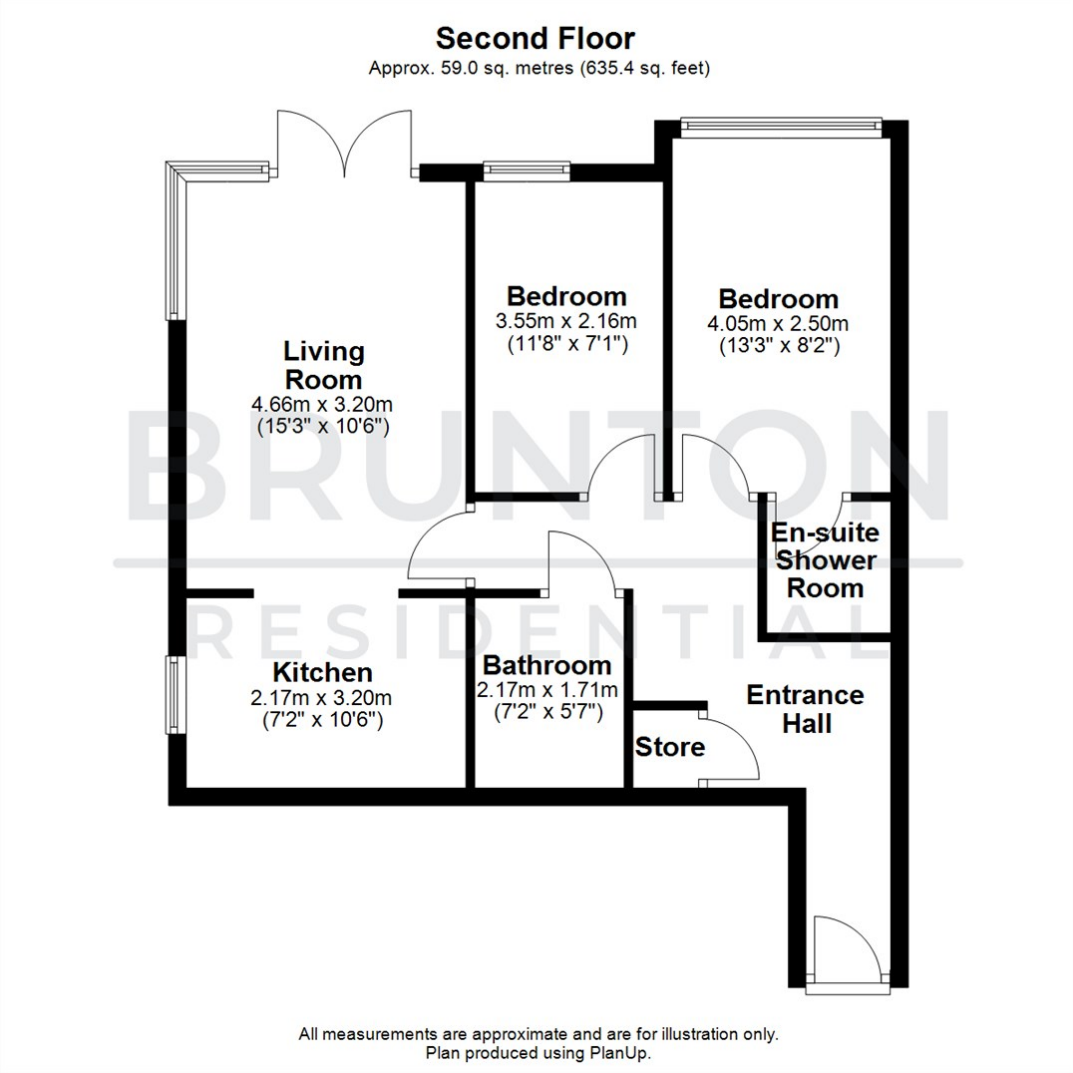
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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING :



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			(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	