

BRUNTON

RESIDENTIAL



ROTHLEY CLOSE, NEWCASTLE UPON TYNE, NE3

Offers Over £85,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



Two Bedroom Ground Floor Apartment Offering Close to 700Sqft of Internal Accommodation & Representing a Great Opportunity for both Investors & First Time Buyers Alike, with 14ft Living Room, Re-Fitted Bathroom with Three-Piece Suite, Generous Kitchen & Available with No Onward Chain!

This two bedroom purpose built apartment is ideally positioned on Rothley Close, Gosforth. Rothley Close, tucked just off from Christon Road is placed to provide direct access to everything central Gosforth has to offer, including its countless shops, cafes, restaurants and amenities.

The property features a bright dual-aspect living room, a fitted kitchen with space for appliances, two well-proportioned bedrooms and a modern bathroom. The layout is practical and easy to maintain, with a good flow between rooms and plenty of natural light throughout. Externally, the property benefits from communal grounds and resident parking.

The property is also situated close to outstanding local schooling, Gosforth's Central Park and is located just a short walk from South Gosforth Metro Station, providing excellent links into Newcastle City Centre and throughout the region.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The internal accommodation comprises: an entrance hallway providing access to all rooms within the apartment. The living room is a particularly well-proportioned space, benefiting from a dual-aspect layout which allows for excellent natural light and creates a bright and comfortable living environment.

The kitchen is fitted with a range of wall and base units, offering ample storage and work surface space, along with space for appliances including a washing machine and dishwasher. The layout is practical and well suited to everyday use.

There are two bedrooms, both well-proportioned, with the main bedroom offering generous floor space and the second bedroom providing flexibility for use as a guest room, home office or dressing room. The bathroom is fitted with a three-piece suite comprising a bath with overhead shower, WC and washbasin, finished in a clean and modern style. A handy lockable storage cupboard can also be found next to the front door of the property.

Externally, the property is set within a well-maintained residential development with communal grounds. Parking is available within the development for residents and visitors.

BRUNTON

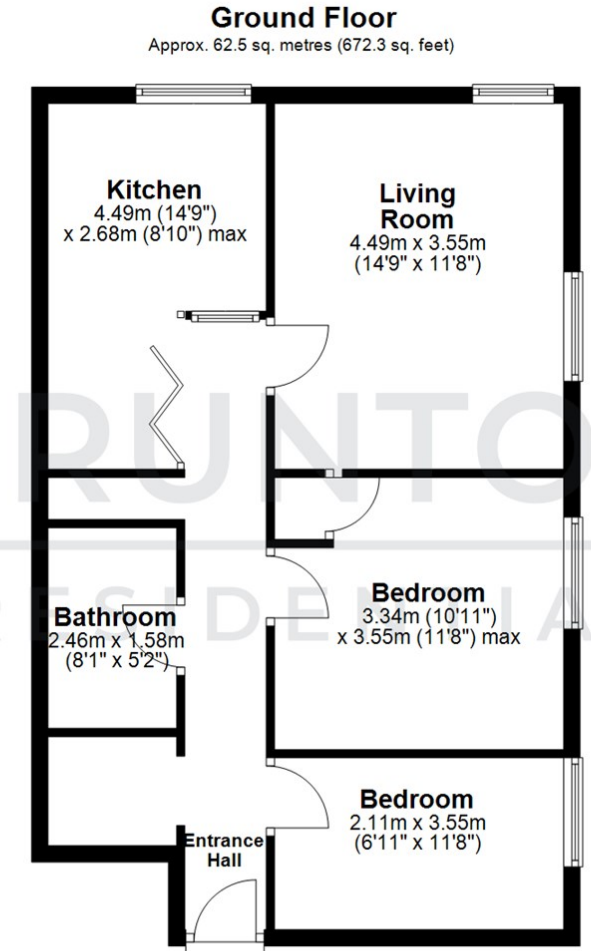
RESIDENTIAL

TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : A

EPC RATING : C



Total area: approx. 62.5 sq. metres (672.3 sq. feet)

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



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	