

BRUNTON

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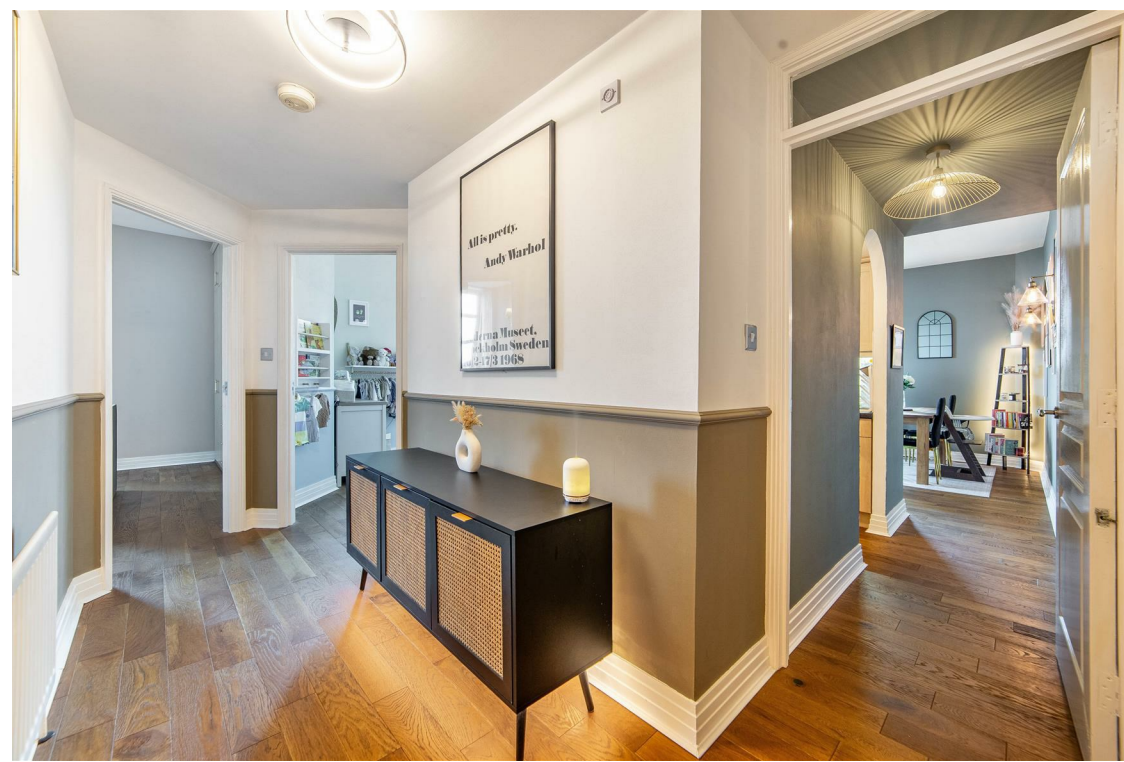
WILLS OVAL, NEWCASTLE UPON TYNE, NE7

Offers Over £170,000

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A Truly Exceptional Penthouse Apartment, Occupying the Top Floor of the Iconic Wills Building a Grade II listed Art Deco landmark Boasting in Excess of 800Sq ft of Internal Living Accommodation, Fantastic 20ft Dual Aspect Lounge/Diner, Two Good Sized Double Bedrooms, Kitchen, Family Bathroom plus En-Suite Shower Room & Private Garage!

Set within the top floor of the iconic Wills Building, this impressive penthouse apartment forms part of one of Newcastle's most distinctive and architecturally significant developments. An enduring Art Deco landmark and Grade II Listed building, Wills Building offers a rare blend of historic grandeur and contemporary luxury. Originally developed as the regional headquarters of the renowned W.D. & H.O. Wills tobacco company, and steeped in local history, Wills Building is recognised for its striking design, whilst the development provides an exclusive setting for modern living, with an elevated position affording a unique sense of privacy and prominence.

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The internal accommodation comprises: an impressive communal entrance and reception area with lift access to the apartment level. This penthouse occupies an enviable top-floor position within the iconic Wills Building, a landmark Newcastle conversion renowned for its character and history. A small step leads to the apartment entrance, where two hallways provide a welcoming sense of privacy and seclusion from the front door, along with an ample storage cupboard.

The accommodation is then arranged entirely on one floor, creating a practical and convenient layout. The apartment also benefits from full secondary double glazing throughout. The lounge is undoubtedly one of the standout features of the apartment, providing a bright and welcoming living environment with elevated views across Newcastle and the surrounding area. Positioned separately from the main living space is the well-presented kitchen, fitted with a range of wall and base units and offering a dedicated cooking area with ample storage and preparation space.

The apartment further benefits from two well-proportioned bedrooms. The principal bedroom is a generous double room with its own en suite, whilst the second double bedroom, currently utilised as a nursery, offers flexible accommodation suitable for a guest bedroom, home office or child's room. The family bathroom completes the internal accommodation.

Externally, the property benefits from an allocated parking space together with a private garage, a particularly valuable feature and one not commonly available within the development. The building itself benefits from secure communal areas and lift access, enhancing the appeal of this unique penthouse apartment.



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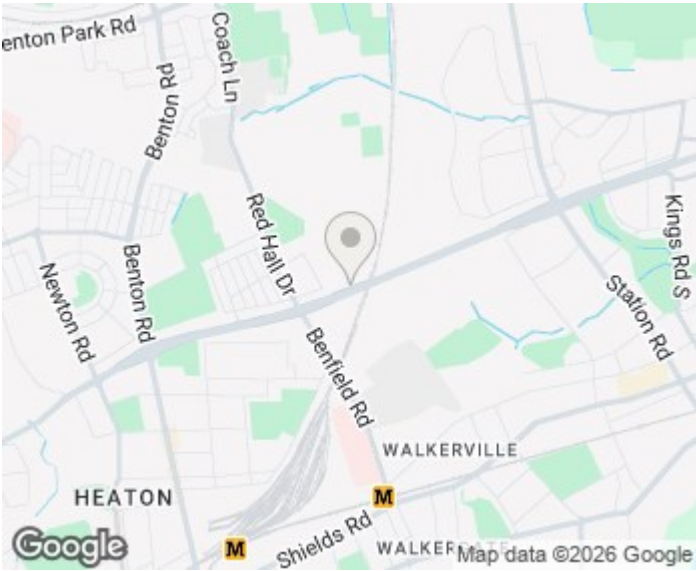
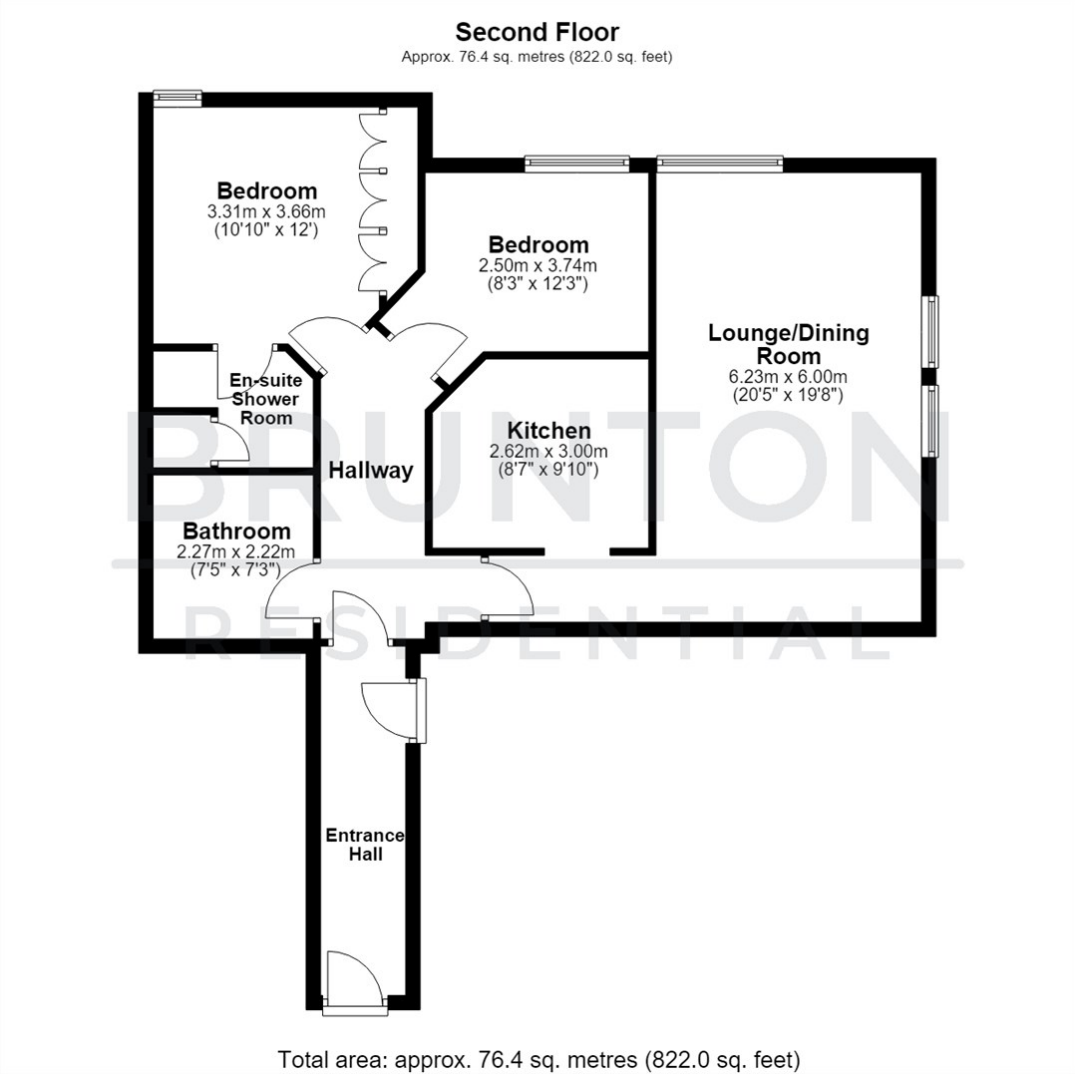
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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		77
(39-54) E	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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