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FOREST VILLA, FOREST HALL, NEWCASTLE UPON TYNE, NE12

Offers Over £130,000

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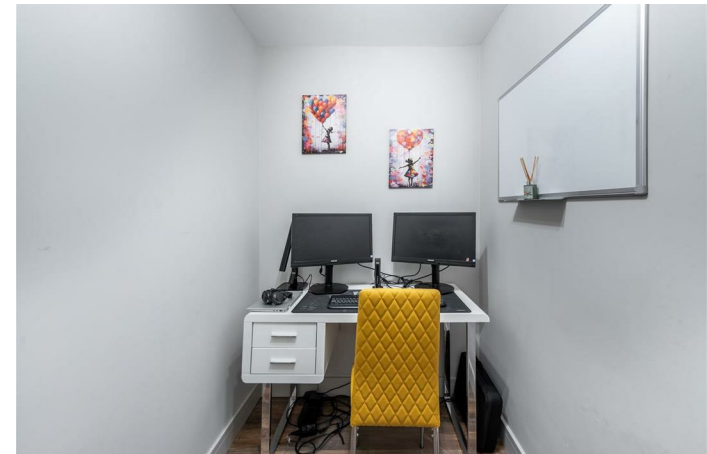
Beautifully presented one-bedroom first-floor apartment on Forest Villa, offering generous proportions, stylish interiors and attractive period character.

The accommodation includes a spacious dual-aspect living room with a feature fireplace, a contemporary kitchen diner with integrated appliances, a separate utility room, a versatile office, a generous double bedroom and a spacious bathroom with a freestanding bath and separate shower. Externally, there are well-maintained communal gardens and communal parking.

Forest Villa is ideally situated in the heart of Forest Hall, a popular residential area with a wide selection of independent shops, cafés, supermarkets and everyday amenities all within easy reach. Palmersville Metro Station is nearby, providing convenient links into Newcastle city centre, while regular bus services and excellent road connections via the A19 and Coast Road make commuting across the region straightforward. Nearby parks, leisure facilities and walking routes further enhance the location, making this an excellent choice for first-time buyers, professionals, investors and downsizers alike.

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The internal accommodation comprises: a private entrance door opening into the welcoming entrance hall, where all rooms are accessed. Positioned directly ahead is the stylish kitchen and dining area, fitted with contemporary high gloss wall and base units, integrated appliances including an oven, microwave and induction hob, a stainless steel sink with drainer, metro tiled splashbacks, patterned floor tiling and recessed lighting. An opening leads through to the separate utility room, providing additional storage and a door to the rear.

The generously proportioned living room is filled with natural light from dual aspect windows and features wood effect flooring throughout. A timber mantel frames the recessed fireplace, complete with a wood burner effect electric fire, creating an attractive focal point, while decorative alcoves add further character. An additional office offers a versatile space, ideal for home working or hobbies.

The main bedroom is a spacious double with wood effect flooring and fitted wardrobes, enjoying a pleasant outlook across the communal grounds. The well appointed bathroom is finished with white floor tiling and includes a freestanding roll top bath, separate shower enclosure, pedestal wash basin and WC, complemented by an exposed brick feature wall that adds character to the space.

Externally, the apartment benefits from beautifully maintained communal gardens with expansive lawns, established planting, mature trees and seating areas. Residents also have access to communal parking. Beautifully presented throughout, this impressive first floor apartment combines generous room proportions with modern finishes and charming period character, creating an excellent opportunity for first time buyers, professionals or those looking to downsize.



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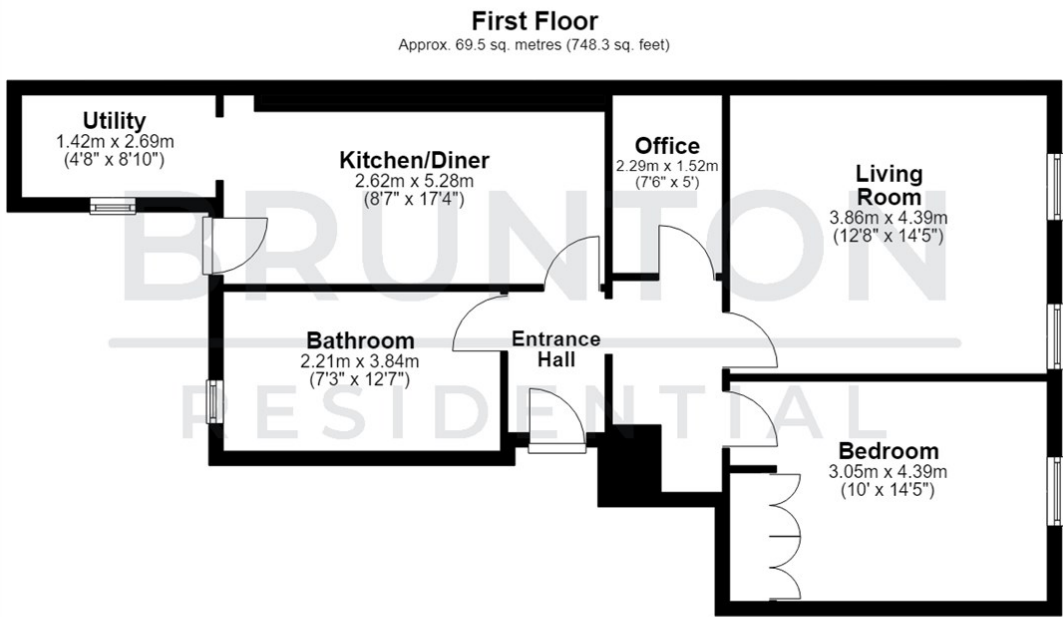
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TENURE : Leasehold

LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : A

EPC RATING : C



Total area: approx. 69.5 sq. metres (748.3 sq. feet)



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

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		
England & Wales	EU Directive 2002/91/EC	