

# BRUNTON

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## RESIDENTIAL



**ELMWOOD PARK COURT, GREAT PARK, NE13**

**Offers Over £150,000**

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Delightful two-bedroom ground floor apartment on Elmwood Park Court in Great Park, Newcastle Upon Tyne, offering well-presented accommodation, a private external terrace and allocated parking.

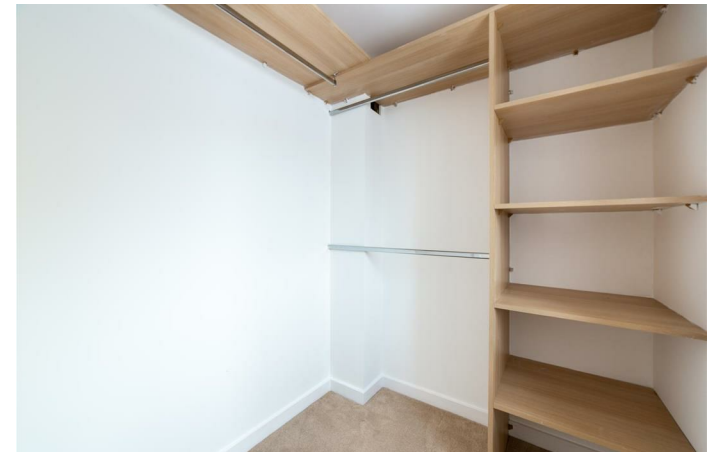
The open-plan lounge and kitchen provides a bright and spacious central living area, with large glazed doors opening onto the terrace and views across the surrounding green space. The property also benefits from a principal bedroom with walk-in wardrobe, a further well-proportioned bedroom and a modern bathroom.

Elmwood Park Court is situated within Great Park, offering convenient access to local amenities and transport links, including the A1 and Gosforth High Street. The property's position overlooking the green, together with its private outdoor space and allocated parking, adds further appeal.

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The internal accommodation comprises: an entrance hall providing access to the principal rooms. The main living space is the impressive open-plan lounge and kitchen, creating a bright and spacious area ideal for both everyday living and entertaining. The lounge benefits from large glazed doors opening directly onto the private external terrace, allowing plenty of natural light into the room and creating a pleasant connection with the outside space.

The kitchen is positioned to one end of the room and is fitted with a good range of contemporary wall and base units, contrasting work surfaces and integrated appliances. The open-plan arrangement provides ample space for both comfortable seating and dining, whilst the large glazed doors offer views towards the green space to the front.

The property offers two bedrooms, with the principal bedroom benefiting from a useful walk-in wardrobe providing excellent additional storage. Bedroom two is also a well-proportioned room with a pleasant outlook. The accommodation is completed by a modern bathroom fitted with a bath, WC and wash hand basin.

Externally, the property benefits from an attractive private terrace positioned to the front, overlooking the green areas of Great Park and providing an excellent space for outdoor seating and relaxing. There is also an allocated parking space to the rear.

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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

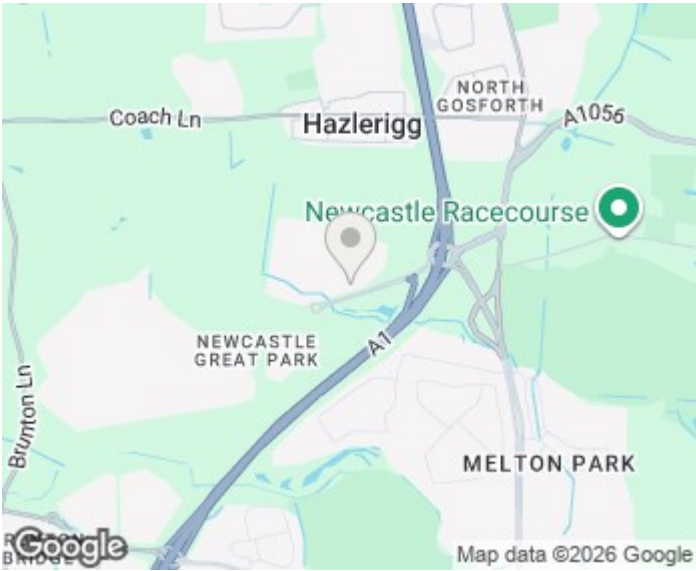
COUNCIL TAX BAND : B

EPC RATING : C



Total area: approx. 56.9 sq. metres (613.0 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) 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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |