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WILLS BUILDING, WILLS OVAL, NEWCASTLE UPON TYNE, NE7

Offers Over £140,000

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Wonderful Ground Floor Duplex Apartment Boasting in Excess of 800Sq ft, Offering a Fantastic Kitchen, 15ft Lounge plus Separate Dining Room, Great Family Bathroom, Two Double Bedrooms including One With En-Suite!

Occupying a sought-after ground-floor position within Newcastle's iconic Wills Building, this impressive apartment presents a unique opportunity to reside within one of the city's most recognisable historic landmarks. Built in the distinctive Art Deco style and Grade II Listed, Wills Building is a striking example of Newcastle's architectural heritage, seamlessly transformed to provide an exceptional setting for modern residential living.

Originally constructed as the regional headquarters of the prestigious W.D. & H.O. Wills tobacco company, the building holds an important place in the city's history. Today, its distinctive period architecture and characterful detailing combine with contemporary interiors to create a development that is both timeless and sophisticated, offering residents the opportunity to enjoy a truly distinctive home in an iconic Newcastle address.

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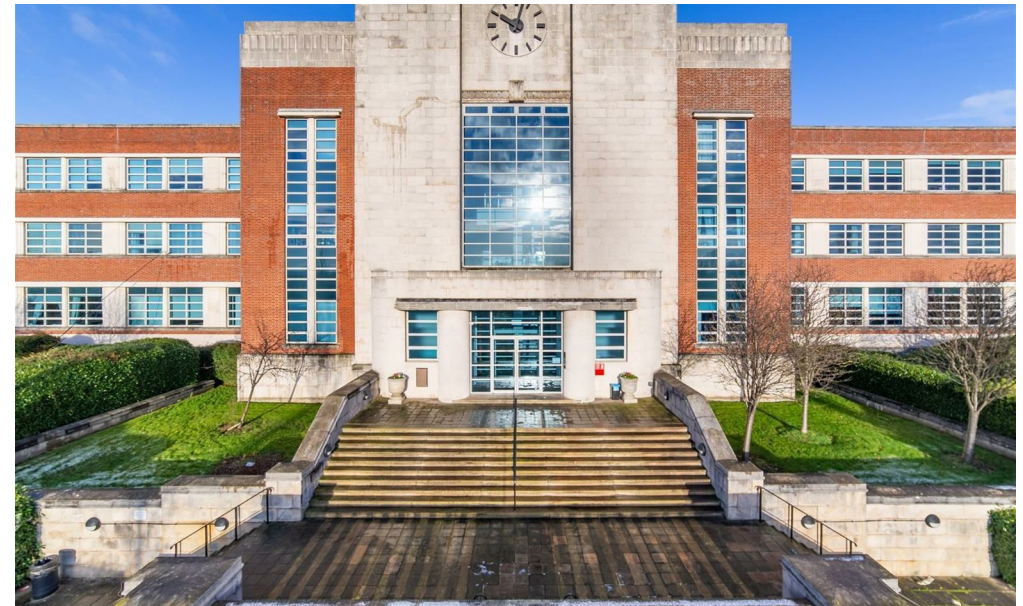
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The internal accommodation comprises: an entrance vestibule leading into the entrance hall, with stairs rising to the first floor. Positioned to the right is the stylish bathroom, which is presented to a high standard. Further along the hallway is the lounge, providing a comfortable reception space, whilst the kitchen and dining area form a sociable central space within the home. The property is modern and well presented throughout, with a contemporary finish across the principal living areas.

The kitchen is fitted with a modern range of wall and base units, together with complementary work surfaces and integrated appliances. The kitchen flows through into the dining area, creating a practical open-plan arrangement suited to both everyday living and entertaining. The lounge is positioned to the right-hand side of the hallway and provides a well-proportioned reception space.

To the ground floor is a well-proportioned bedroom benefiting from built-in sliding-door wardrobes, providing useful storage. To the first floor, the landing provides access to a further bedroom-sized study, which offers flexible additional accommodation and benefits from its own en-suite shower room. The en-suite is fitted with a shower, WC and wash hand basin, making the upper floor particularly versatile.

Externally, the property forms part of the Wills Building development, with the communal areas and grounds providing an attractive setting. The development is positioned within Wills Oval and benefits from a modern residential environment.



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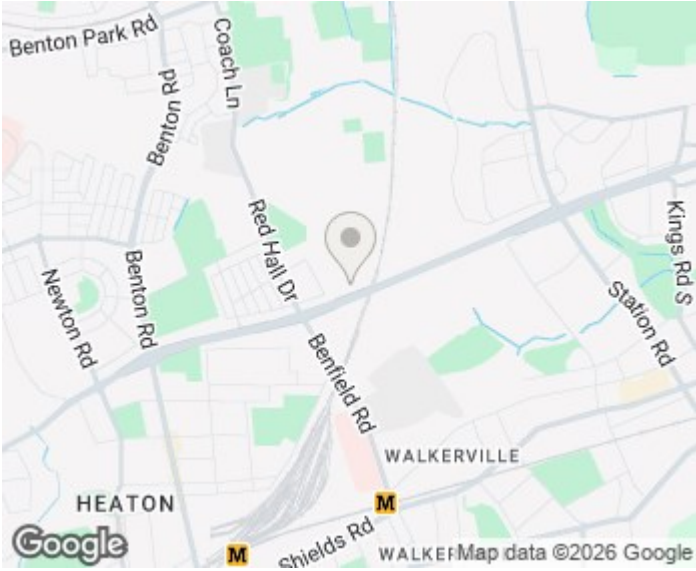
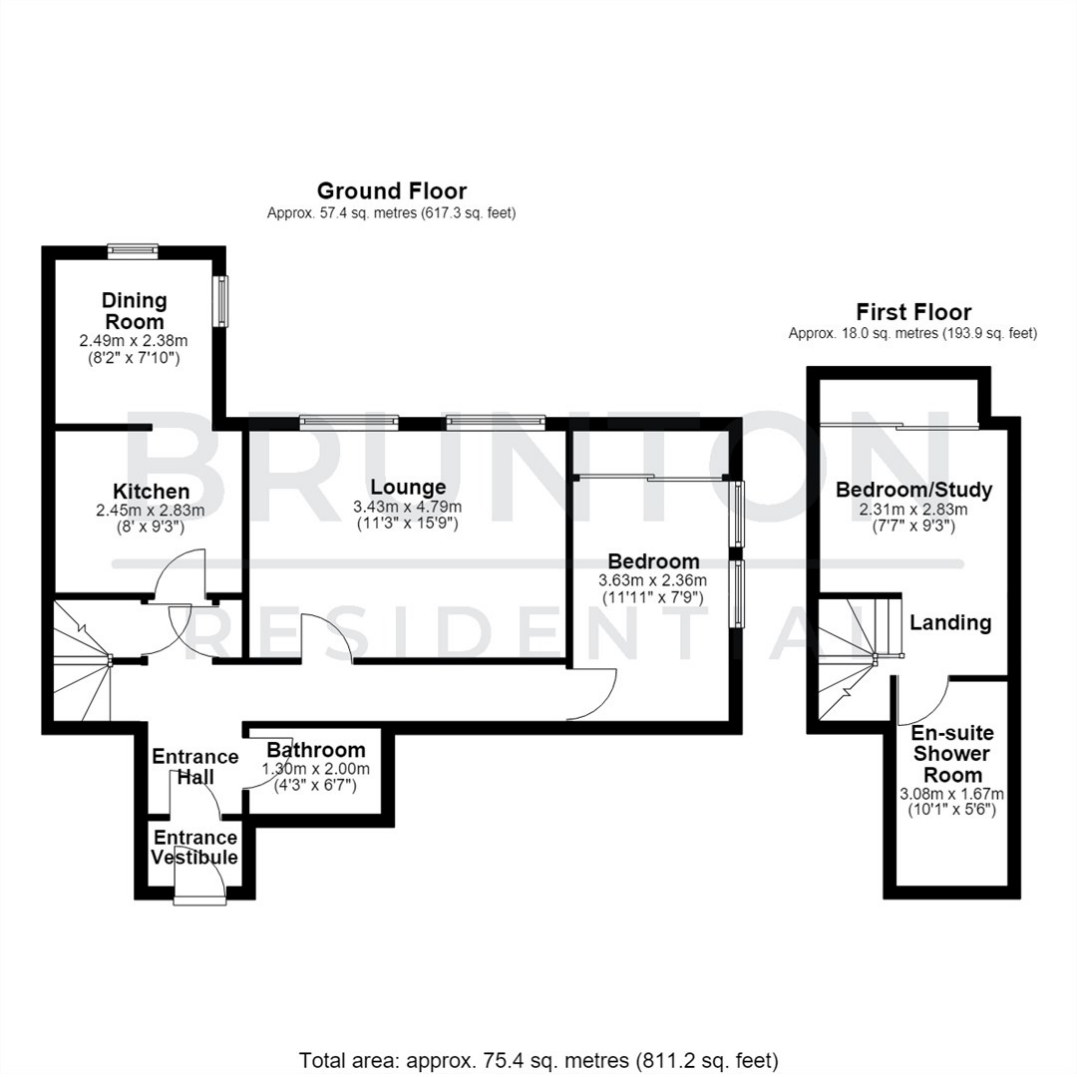
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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : C



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	