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GREYSTOKE PARK, GOSFORTH, NE3

Offers Over £240,000

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Brunton Residential is delighted to present this well presented two bedroom second floor apartment located within the highly sought after Greystoke Park in Gosforth.

Set within attractive, well maintained communal grounds, the property forms part of an elegant brick-built block and benefits from pleasant landscaped surroundings. The apartment includes spacious living accommodation, good natural light, and an external garage, offering valuable additional storage and secure parking. Ideally positioned for access to Gosforth's amenities and transport links, this home is perfect for professionals, downsizers, or investors seeking a prime location.

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Upon entering the apartment, you are greeted by a bright and spacious entrance hall, offering excellent storage with multiple built-in cupboards and space for additional furnishings. At the heart of the home is the exceptionally large lounge/dining room, an elegant dual purpose space. Flooded with natural light from a wide set of windows overlooking the treetops, the room provides ample space for both comfortable seating and a formal dining area, creating a superb environment for everyday living and entertaining.

The modern fitted kitchen has contemporary cabinetry, integrated appliances, generous worktop space.

The apartment offers two well appointed bedrooms. The primary bedroom is a spacious double with fitted wardrobes, attractive décor and access to a private en-suite shower room, providing convenience and privacy. The second bedroom is currently styled as an office but would also serve perfectly as a guest room or nursery.

A generous main bathroom, finished in a modern style with a full suite, completes the internal accommodation.

Externally, the development is meticulously maintained, with beautifully kept gardens, mature planting and dedicated residents' seating areas. An external garage provides secure parking or valuable storage an excellent asset rarely available in apartments of this type.



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TENURE : Leasehold

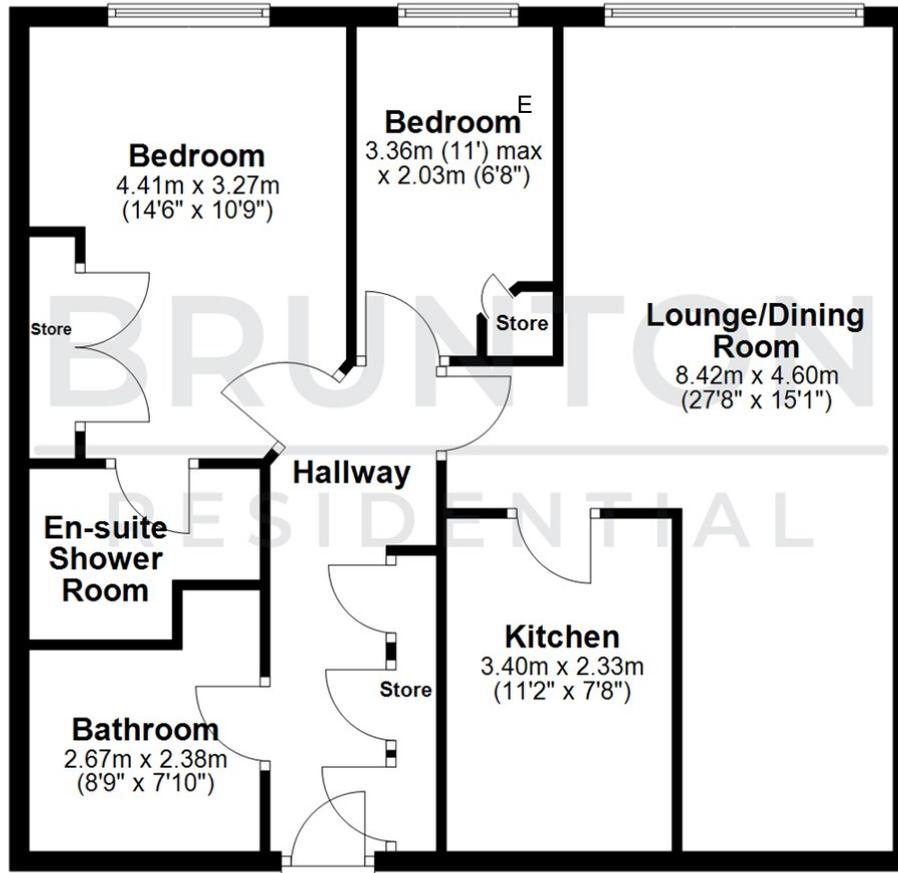
LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : E

EPC RATING : C

Second Floor

Approx. 75.1 sq. metres (808.0 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		82
(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	