

# BRUNTON

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## RESIDENTIAL



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

**Offers Over £150,000**

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A well-presented, two-bedroom flat located in Elmwood Park Court, Newcastle upon Tyne. This modern flat offers spacious living accommodation, including two well-proportioned bedrooms, with the principal bedroom benefiting from the addition of an en-suite shower room.

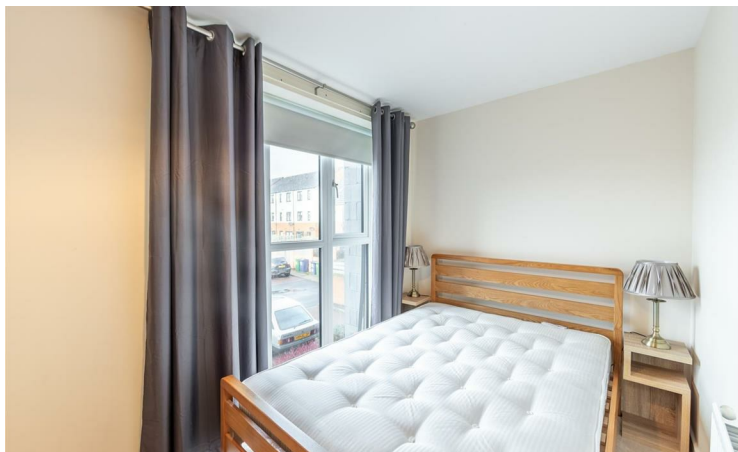
The flat also features off-street designated parking and is situated in a quiet residential area.

Elmwood Park Court is well-positioned with easy access to local amenities, transport links, and Newcastle's vibrant city centre.

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Entering the property on the first floor, you are welcomed into a hallway that provides access to two well-proportioned bedrooms, one of which benefits from an en-suite shower room and enjoys the added luxury of double doors opening onto a Juliet balcony. A separate family bathroom serves the property, featuring a bath with an overhead shower and a washbasin.

There is a spacious open-plan kitchen/lounge, complete with integrated appliances. This space also boasts double doors leading out onto a balcony, ideal for early morning breakfasting.

### Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band B

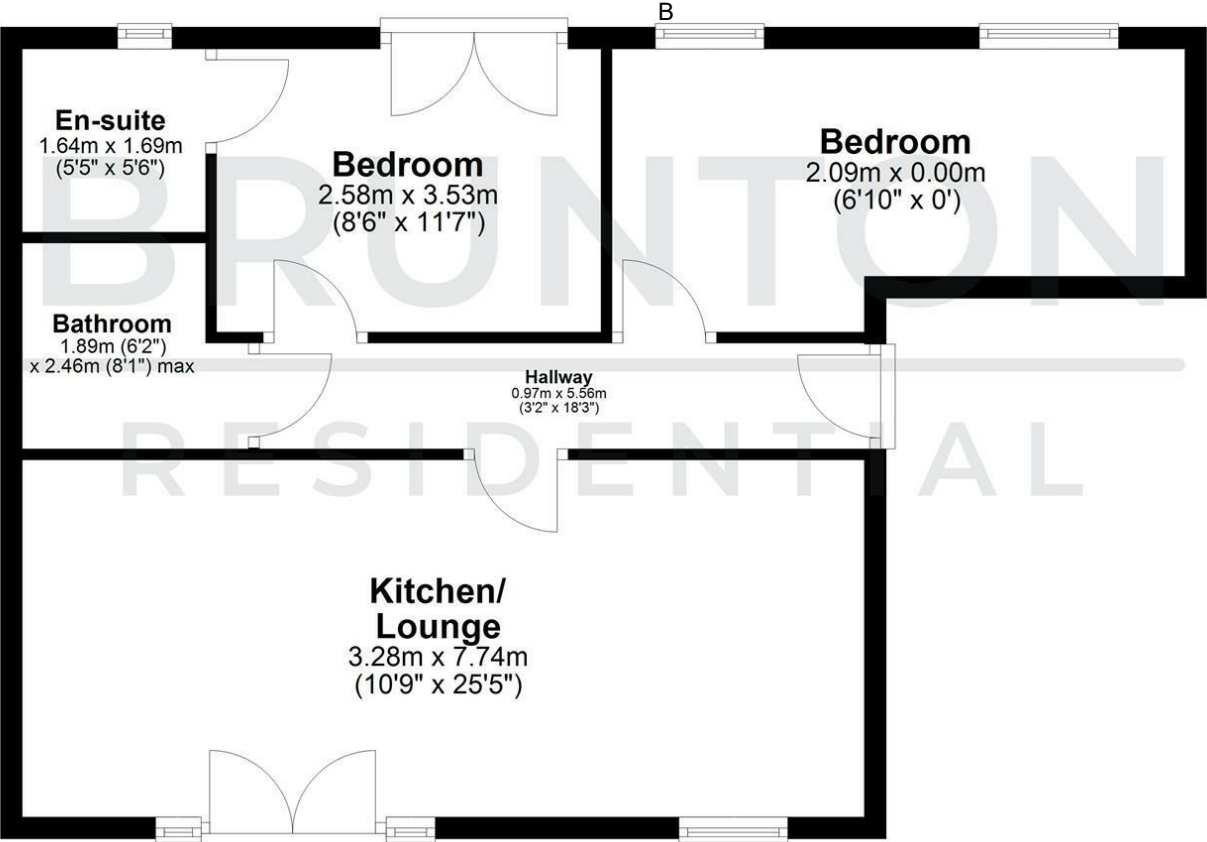


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### First Floor

Approx. 60.8 sq. metres (654.1 sq. feet)



TENURE : Leasehold

LOCAL AUTHORITY : Newcastle upon Tyne  
City Council

COUNCIL TAX BAND : B

EPC RATING : B



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	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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC