

# BRUNTON

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RESIDENTIAL



**HIGHBRIDGE, GOSFORTH, NE3**

**£99,950**

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Well-presented one bedroom apartment situated within Broadway Court in the highly desirable area of Gosforth, offering comfortable and well proportioned accommodation.

The property benefits from a spacious layout including a bright lounge with Juliet balcony and feature fire place, a separate dining area and a fitted kitchen, along with a generous bedroom with built-in storage and a modern shower room.

The property is well positioned within Gosforth, one of Newcastle's most sought-after residential areas, known for its excellent range of local amenities including shops, cafés, restaurants and leisure facilities. There are also strong transport links nearby, including Metro and road connections, providing easy access into Newcastle city centre and surrounding areas.

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The internal accommodation comprises: an entrance hallway providing access to a useful storage room. To the right is a well proportioned bedroom benefiting from built in cupboards, while to the left is a modern, recently installed shower room comprising a WC, wash hand basin set within a vanity unit, and a large walk-in shower.

To the end of the hallway is a generous lounge, featuring French doors opening onto a Juliet balcony which enjoys pleasant south facing open views. The space flows naturally through to a dining area, creating a sociable layout. Doors lead into a fitted kitchen, which is equipped with a range of wall and base units, integrated appliances including an oven, hob and extractor fan, along with space for additional appliances such as a dishwasher.

Broadway Court offers secure living with individual entry system, lift to all floors as well as communal areas, both inside and out, providing a great space to meet other residents.



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TENURE : Leasehold

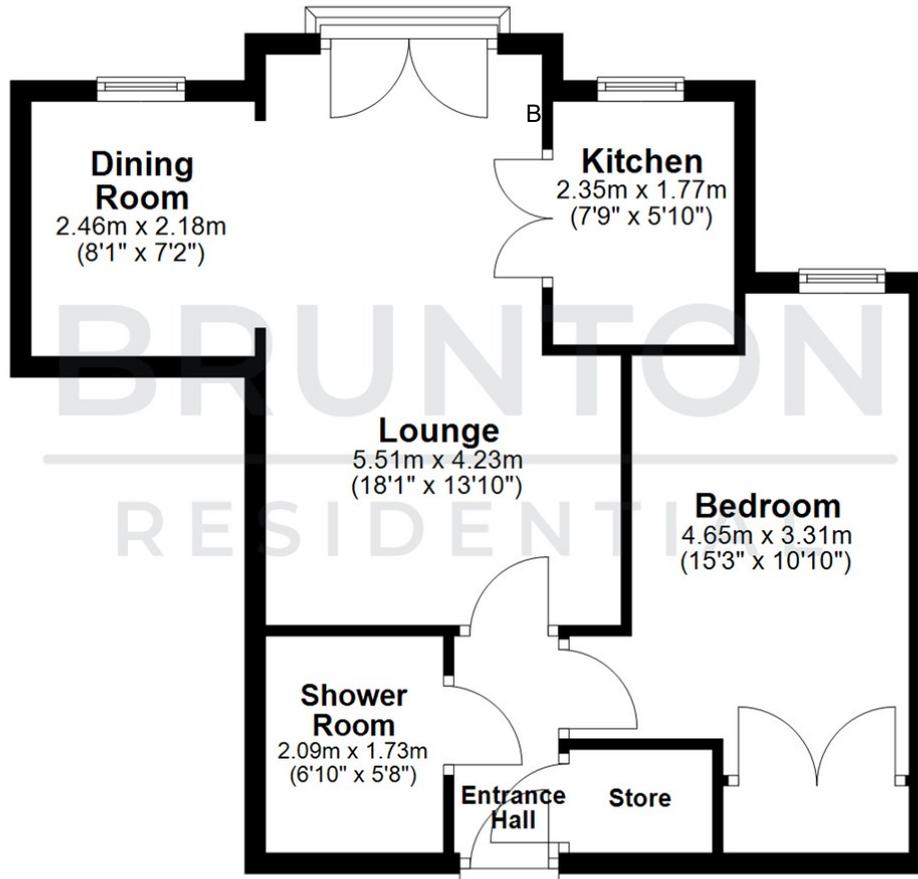
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

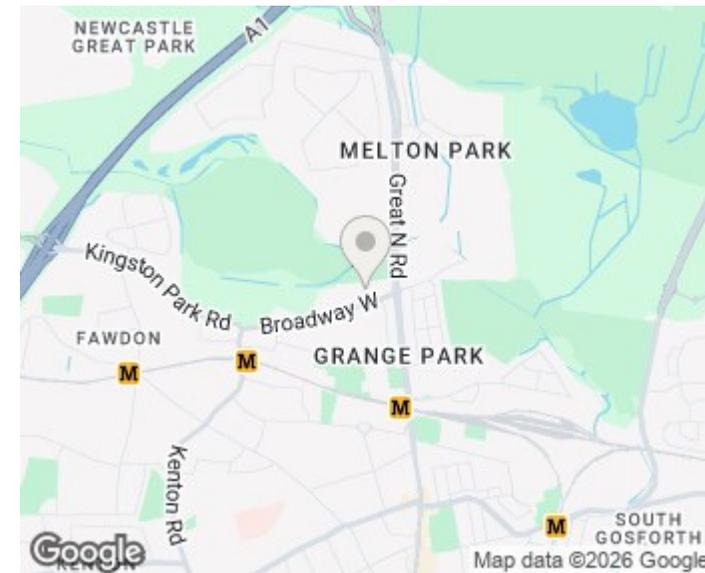
EPC RATING : B

### Second Floor

Approx. 53.3 sq. metres (573.8 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) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

England & Wales

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