

**BRUNTON**  
RESIDENTIAL

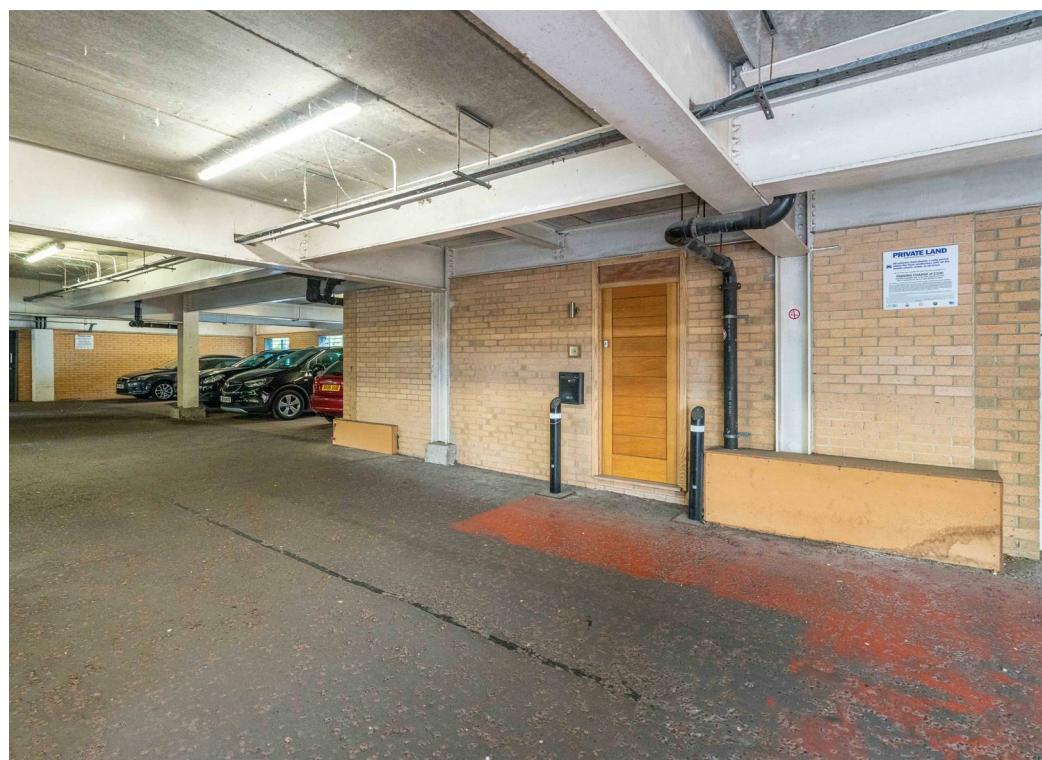


**CLARENDON MEWS, BRUNTON LANE, NE3**

Offers Over £89,950

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FANTASTIC LOCATION - GROUND FLOOR APARTMENT - ONE BEDROOM - NO ONWARD  
CHAIN

Brunton Residential are pleased to offer to the market this one bedroom ground floor apartment in Clarendon Mews, Gosforth. Clarendon Mews, situated on the junction of Brunton Lane and Great North Road, is ideally placed for access to the A1, central Gosforth and Newcastle City Centre, via either road or public transport.

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Internally, the property briefly comprises: entrance hall with storage cupboard, an open plan lounge / kitchen with integrated appliances including dishwasher, washing machine and fridge freezer. The bedroom has fitted wardrobes, there is also a shower room.

On site, covered permit parking is available to residents, as well as bike storage.

This property represents fantastic value, and would make an ideal investment, having previously been rented out for £600pcm, or a first time buy.



# BRUNTON

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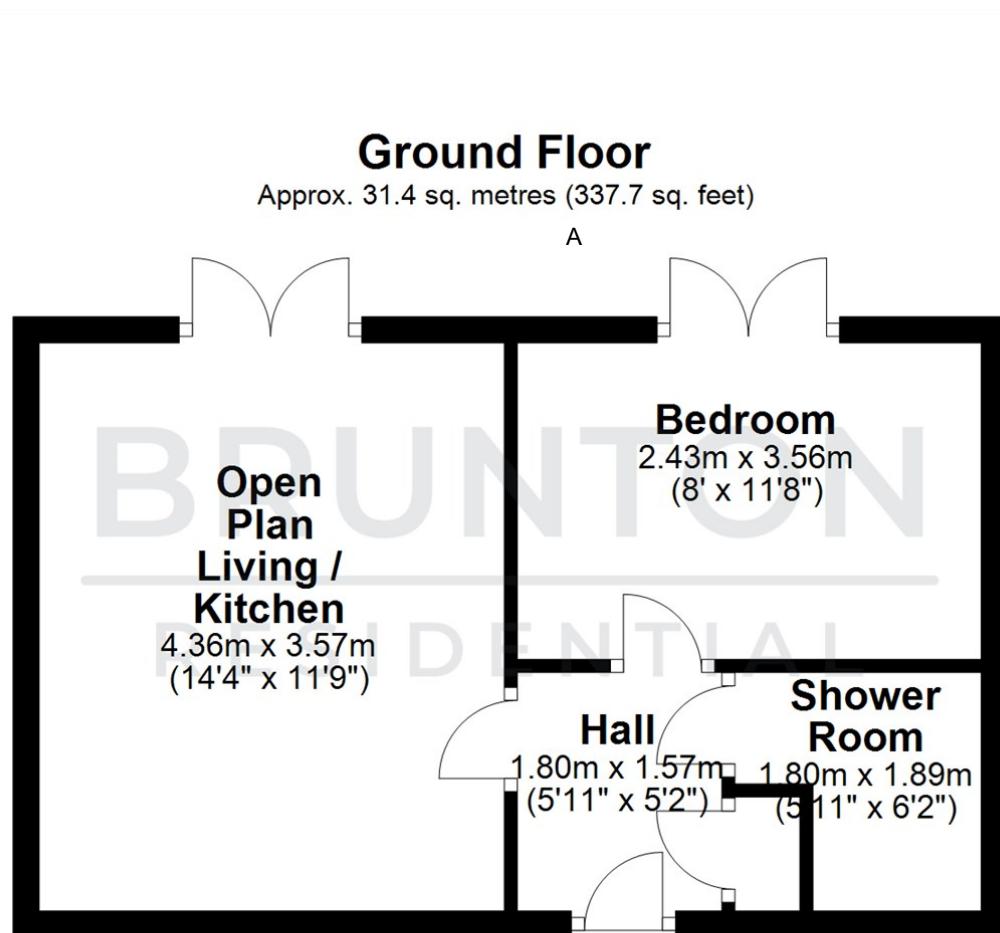
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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : A

EPC RATING : D



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		
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