

# BRUNTON

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## RESIDENTIAL



**THE OPEN, LEAZES LANE, NE1**

**Offers In Excess Of £100,000**

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TWO BEDROOM | FIRST FLOOR APARTMENT | ALLOCATED PARKING SPACE

Brunton Residential is proud to present this refurbished two-bedroom, first floor apartment situated in the Centre of Newcastle Upon Tyne.

The apartment is situated within earshot of St. James Park along with offering immediate access to the plethora of amenities within Newcastle City Centre.

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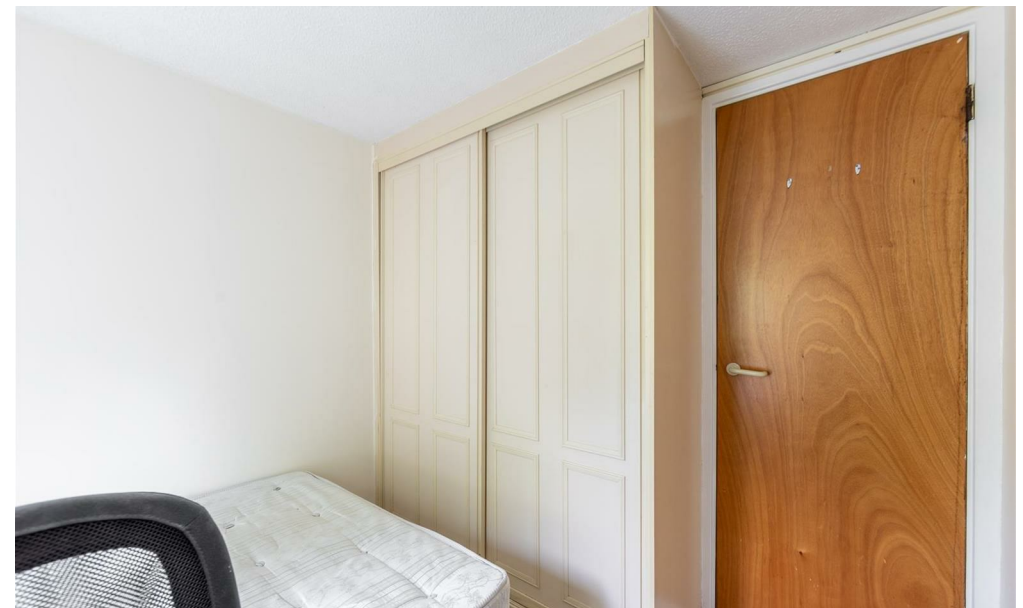
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## RESIDENTIAL

Upon entry to this apartment, you step into a hallway, to your right are 2 bedrooms. To the left is a family bathroom including a bath with an overhead shower and features marble-effect tiling.

Straight ahead, off the hallway, you are welcomed into a spacious lounge area with sliding door on your left leading you into the kitchen also featuring marble effect tiles and counter-tops.

Externally the apartment block benefits from a common lawned garden area with paved walkways and allocated parking facilities.



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TENURE : Leasehold

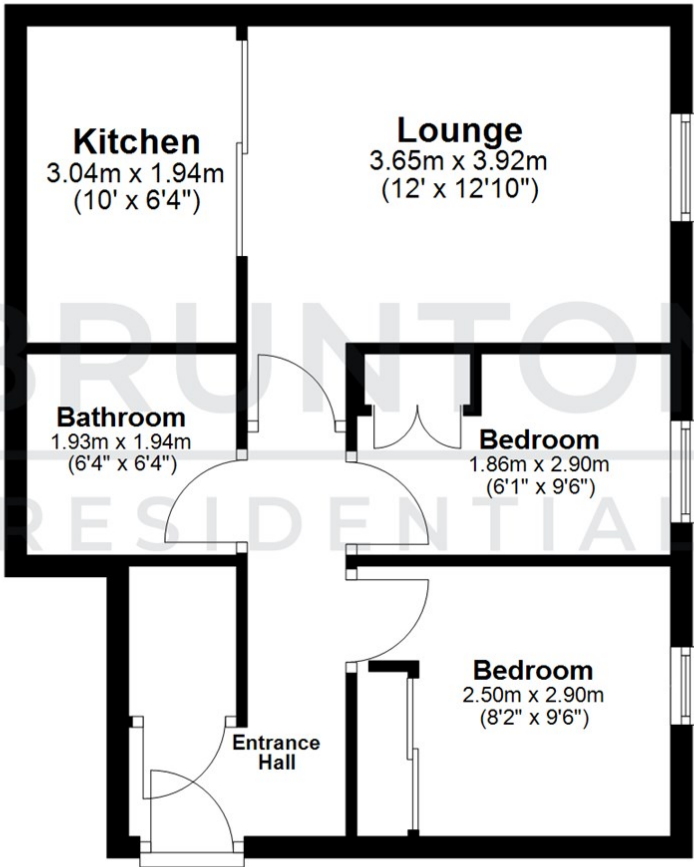
LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : B

EPC RATING : C

### First Floor

Approx. 42.4 sq. metres (456.9 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                                   | 72                      |           |
| (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                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |