

# BRUNTON

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## RESIDENTIAL



**RUSSELL COURT, ADDERSTONE CRESCENT, JESMOND, NEWCASTLE UPON TYNE,**

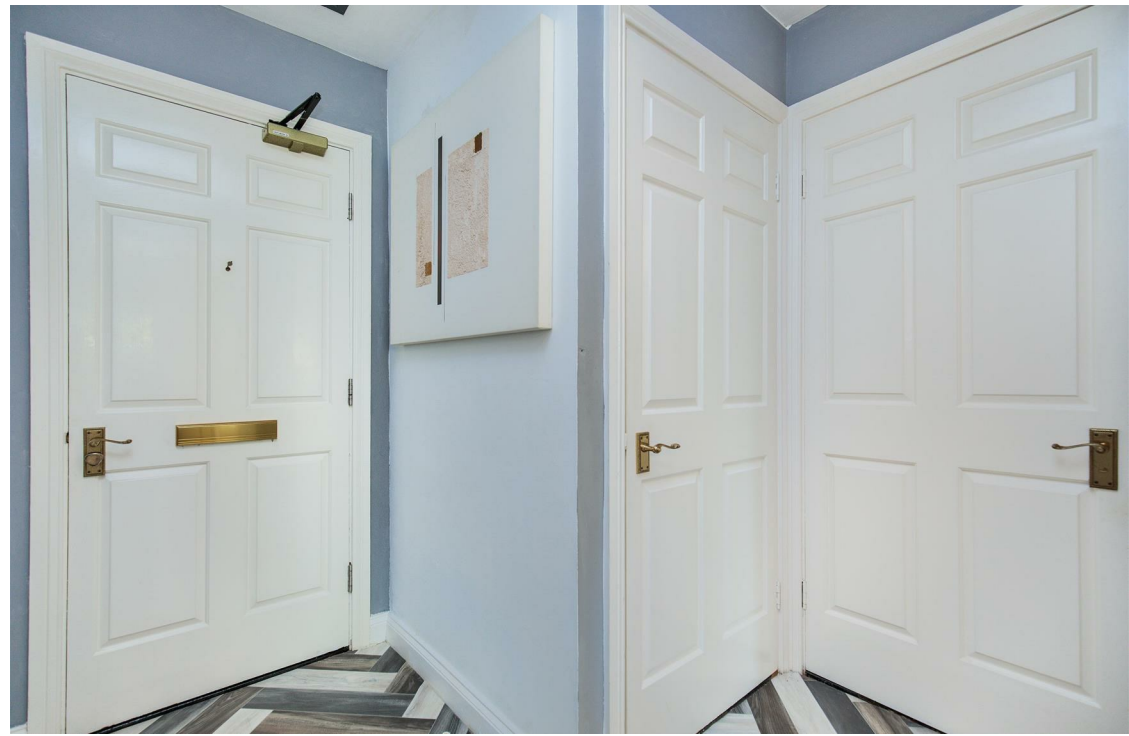
**Offers Over £95,000**

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Russell Court  
2 Apartments 26 - 32  
1 Apartments 14 - 25  
Guest Room  
G Apartments 1 - 12  
Manager's Office

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Purpose Built Over 55's Development Offering One Bedroom, Sublime Re-Fitted Shower Room, Re-Fitted Kitchen, One Double Bedroom with Fitted Wardrobes, Great 13ft Living Room, Lift Access, On Site Warden & Residents Car Park!

Russell Court is a retirement development in Jesmond, situated in the quiet, highly sought-after location on Adderstone Crescent, two minute walk from Jesmond Dene and a mile from Newcastle City Centre. It boasts excellent public transport links, bus, metro and airport. The local shops are within walking distance and include supermarkets, restaurants, cafes, bakeries, a post office, library, swimming pool/leisure centre, and doctors' surgeries nearby.

This flat is located at the rear of the building on the top floor with lift access, providing privacy and tranquillity away from the main street and over-looking a beautiful landscaped garden. It also has ample off-street parking spaces, emergency call system, and a guest suite available for visiting family and friends.

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The internal accommodation comprises: access via a secure communal entrance leading to this second-floor apartment.

Upon entering the property, there is a welcoming entrance hallway with attractive herringbone effect flooring, a built-in storage cupboard, and access to the living room, bedroom, and shower room. The living room is a generous and light-filled reception space, enjoying a large window overlooking the beautifully maintained communal grounds.

Positioned just off the lounge is the separate kitchen, fitted with a range of modern wall and base units complemented by contrasting granite work surfaces and contemporary tiled splashbacks with decorative border detailing. Integrated appliances include an oven, hob, extractor hood, and fridge/freezer while the layout provides practical preparation space and ample storage throughout.

The bedroom is a good-sized room with a pleasant outlook and an extensive range of fitted wardrobes providing excellent built-in storage.

The shower room has been upgraded with contemporary wall and floor tiling and features a walk-in shower cubicle with glazed screen, vanity wash hand basin, WC, and chrome fittings.



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TENURE : Leasehold

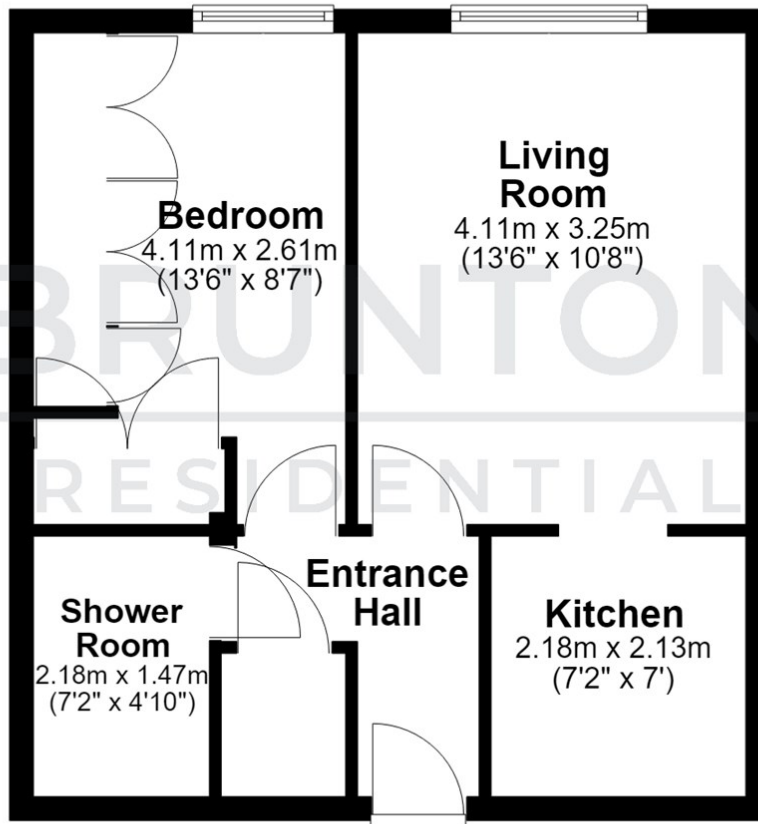
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : E

### First Floor

Approx. 38.1 sq. metres (410.5 sq. feet)



Total area: approx. 38.1 sq. metres (410.5 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(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 energy efficient - higher running costs	
	<b>80</b>
	<b>54</b>
EU Directive 2002/91/EC	
England & Wales	

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	