



Brookfield

Northumberland Park

£550 PCM – Fees apply

- 2 bed ground floor modern apartment
- En suite to master
- Popular location
- Near to Northumberland Park Metro
- Cobalt Business Park close by

A SUPERIOR 2 BED GROUND FLOOR APARTMENT WITH SECLUDED PRIVATE DEVELOPMENT. HIGH DEMAND EXPECTED. CALL TODAY TO VIEW. OPEN 7 DAYS A WEEK 0191 2626514. A 2 bed ground floor luxury apartment with en suite to master. UNFURNISHED basis. Situated on the popular Northumberland Park. Within easy reach of Northumberland Park Metro, Cobalt Business Park, Silverlink and the A19/Coast road. Superb interior MUST BE SEEN.

COMMUNAL ENTRANCE

ENTRANCE HALLWAY

COMMUNAL ENTRANCE

Built in storage cupboard.

LOUNGE

Large main reception room with space for a dining/breakfast table. Open plan to the kitchen.

KITCHEN

Range of modern wall and floor units with a range of appliances. Built in oven and hob.

MASTER BEDROOM

Spacious master with french doors onto the garden area.

ENSUITE SHOWER ROOM

Luxury white suite with double shower cubicle.

BEDROOM TWO

BATHROOM

White modern suite.

Energy Performance Certificate			
Property Details 00, Bryncoed 100, Bryncoed NE27 0BJ		Energy Rating Current: E Potential: B	
Environmental Impact (CO₂) Rating Current: D Potential: B		Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home	
Energy use: 150 kWh/m ² per year Carbon dioxide emissions: 2.9 tonnes per year Lighting: 1.5 kWh per year Hot water: £125 per year	Current 150 kWh/m ² per year 2.9 tonnes per year 1.5 kWh per year £125 per year	Potential 148 kWh/m ² per year 2.7 tonnes per year 1.5 kWh per year £125 per year	Date of assessment: 15 March 2010 Date of issuance: 15 March 2010 Reference Number: 8330-8527-7030-2343-3992 Type of assessment: EPCAT, existing dwelling Total floor area: 110 m ²

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view. An admin fee of 50% of the first rent plus vat (min £250 plus vat) is to be id when securing a rental property. In addition a guarantor fee of £50 plus vat is to be when required. This fee is NON-REFUNDABLE. For more information about our fees please ask a member of staff.

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