




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC 	

Let's point you in the right..... **DIRECTION**

- Two bedroom apartment within walking distance to Newcastle
- Allocated parking
- Gas central heating
- Mountain views

£850 Per Month

31 Brooklands Grove

Newcastle, BT33 0GJ

ENTRANCE HALL

Access to all rooms including two storage cupboards, laminated wood flooring, intercom system

KITCHEN

Open plan kitchen and living area with mountain views. Gas fire, integrated oven and hob, washer/dryer, fridge

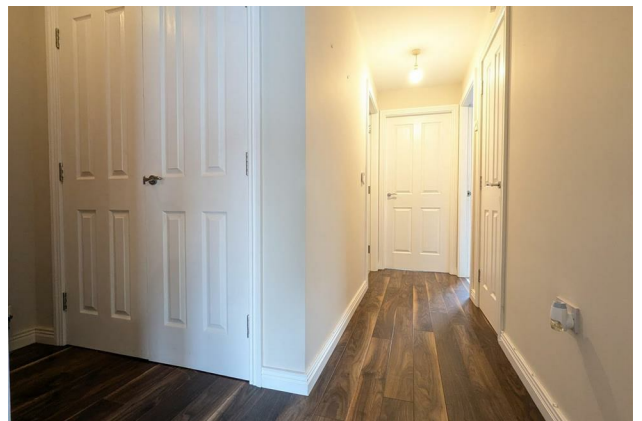
BEDROOM 1 (PRIMARY)

Double bedroom with ensuite, W.C, WHB, thermostatic shower bi-folding door

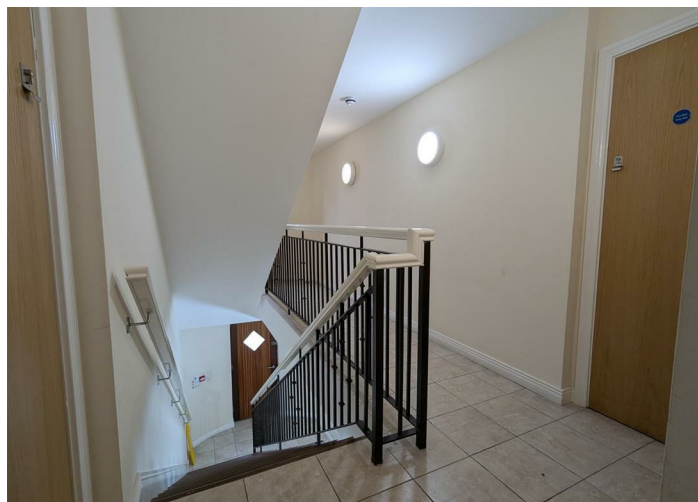
BEDROOM 2

BATHROOM

Panel bath, w.c, w.h.b







If you are considering the sale of your own property, we would be pleased to provide you with a valuation. | We are able to introduce you to a Financial Adviser in respect of arranging a mortgage, please ask for details. All measurements are approximate and are for general guidance only. Any fixtures, fittings, services heating systems, appliances or installations referred to in these particulars have not been tested and therefore no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown in included in the property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither do Property Directions nor does any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

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