



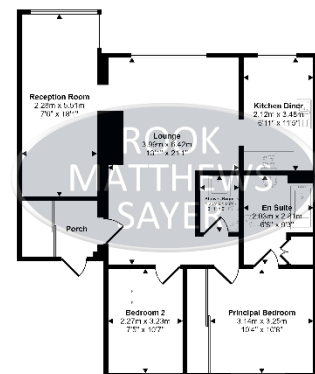
Mayfair Gardens Ponteland

- First floor apartment / Garage in block
- No onward chain
- EPC – C / Council Tax – D
- Length of Lease: 199 years from 1st January 2008
- Service Charge: £863.00 per annum, including ground rent and buildings insurance.

Asking Price: £240,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area
88 sq m / 944 sq ft



Floorplan

The Reception is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and built items are approximate and the responsibility is given to the buyer. The floorplan is not to be used for any other purpose without the consent of the seller and may vary from the actual facts. Made with 0060 874444 303.

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Mayfair Gardens

Ponteland

Utility / Entrance Hallway

A versatile room with, wood effect flooring, sliding door storage cupboards and spaces for a washing machine and dryer.

Lounge 13'1" x 21'1" (3.99m x 6.42m)

The light and airy living room has a double-glazed window to the rear, carpeted flooring and openings to the dining room, kitchen and inner hall.

Kitchen Breakfast Room 6'11" x 11'5" (2.12m x 3.48m)

The elegant kitchen has contrasting work tops with an electric hob inset and cooker hood above, tiled splashbacks, an electric oven, integrated appliances, gas boiler, stone effect flooring, spotlights, space for a table and double-glazed window to the rear.

Dining Room 7'6" x 18'1" (2.28m x 5.51m)

This room has a double-glazed box bay window to the rear, fitted gloss storage units and stone effect flooring.

Inner Hallway

A carpeted inner hall with feature glass divider, carpeted flooring and access to the bedrooms and shower room.

Principal Bedroom 10'4" x 10'8" (3.14m x 3.25m)

A wonderful room with sliding door wardrobes, carpeted flooring and double-glazed window to the front.

En-suite Bathroom 6'8" x 9'3" (2.03m x 2.81m)

This beautifully presented room benefits from a bath tub with shower over, wash hand basin, WC, heated towel rail, tiled walls, fitted cupboards, vinyl flooring, spotlights, extractor fan and a storage cupboard.

Bedroom Two 7'5" x 10'7" (2.27m x 3.23m)

A lovely room with carpeted flooring, sliding door wardrobes and a double-glazed window to the front.

Shower Room 3'11" x 5'11" (1.20m x 1.80m)

The stylish modern shower room has a shower enclosure, WC, wash hand basin, tiled walls, heated towel rail, spotlights and an extractor fan.

Externally

There is a communal entrance with remote entry system and storage area.

Gardens

There is a mature communal garden laid to lawn with planted borders and residents parking.

Garage

This property has a single garage in a block.

Tenure

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

P00006896/EC/SCJ/08112023/V.2



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