



# Louisville Ponteland

- First Floor Flat
- Two double bedrooms
- Generous layout
- Re-furbished breakfasting kitchen

**Asking Price: £215,000**

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	83   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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## Ponteland

### Entrance Hall

The front door opens to a welcoming hallway with laminate flooring and access to the bathroom and inner hall.

### Bathroom

This room benefits from a bath with shower over, wash hand basin, push button WC, heated towel rail, tiled walls and flooring, spotlights, mirror and extractor fan.

### Inner Hallway

This area has laminated flooring, video entry system, radiator and a generous storage cupboard.

### Living Room 19'6 x 10'1 x 5'6 (5.94m x 3.07m x 1.68m)

A beautiful room with double glazed window to the front, carpeted flooring and radiators.

### Dining Kitchen 13'3 x 10'2 (4.04m x 3.10m)

An elegant modern kitchen with stylish wall and base units, work surface with sink unit inset, integrated fridge freezer, dishwasher and washing machine, gas hob with cooker hood above, electric oven, spotlights, radiator, luxury flooring, double glazed windows to the rear and side and concealed central heating boiler.

### Bedroom One 11'6 x 13'7 (3.51m x 4.15m)

A comfortable and generously proportioned room with double glazed windows to the rear and side, carpeted flooring, fitted wardrobes, radiator and access to:

### Dressing Room 6'2 x 5'7 plus wardrobes (1.88m x 1.70m)

A useful space with carpeted flooring and fitted wardrobes

### En-suite Shower Room

A contemporary shower room with feature wash hand basin and storage, push button WC, shower enclosure, tiled walls and flooring, mirror, heated towel rail, extractor fan and spotlights.

### Bedroom Two 10'2 x 9'10 (3.10m x 2.99m)

This lovely room has double glazed windows to the rear and side, carpeted flooring, fitted wardrobes and a radiator.

**Externally** the development has communal gardens, parking and visitor parking.

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking space and visitors parking

### MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

### 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.

Length of Lease: 189 years from January 2003

Service Charge: £1522.59 per year with ground rent included

### COUNCIL TAX BAND: D

### EPC RATING: B

P00006544.EC.SCJ.16012024.V.1



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**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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