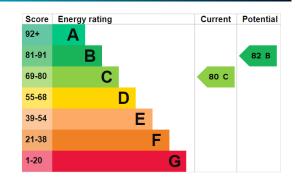


Louisville Ponteland

- First Floor Flat
- Allocated parking and visitor parking
- Village location
- 2 Bedrooms

Asking Price: £175,000





ROOK MATTHEWS SAYER

Louisville

Ponteland

Entrance Hall

A generous hallway with two storage cupboards, Videx entry phone, spotlights and solid wood flooring.

Bathroom 5'6 x 5'10 plus recess (1.67m x 1.77m)

A modern bathroom with bath tub and shower over, wash hand basin, WC, tiled flooring, part tiled walls, extractor, radiator and mirror.

Living Room 10'2 x 21'9 max into box bay (3.09m x 6.62m)

A generous room with solid wood flooring, radiator, double glazed box bay window to the front and an opening to the dining room.

Dining Room 8'3 x 9'3 (2.51m x 2.81m)

A light and airy room with double glazed corner window I and solid wood flooring.

Kitchen 8'11 x 9 (2.71m x 2.74m)

A fitted kitchen with work surfaces and sink inset, integrated washer and dryer, gas hob with cooker hood, integrated fridge freezer, breakfast bar, under unit lighting, solid wood flooring and a double-glazed window to the side.

Bedroom One 10'1 x 14'6 plus recess (3.07m x 4.41m)

This sizeable room has a double-glazed corner window, solid wood flooring and radiator.

En-suite 5'6 plus recess x 7'2 max into recess (1.67m x 2.18m)

With shower enclosure, wash hand basin, WC, tiled flooring, part tiled walls, radiator, spotlights, mirror and extractor.

Bedroom Two 10'1 x 9'5 (3.07m x 2.87m)

A comfortable double room with carpeted flooring, radiator and double-glazed window to the front.

Externally there is allocated parking, visitor parking and beautiful communal gardens.

PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Broadband: Fibre

Mobile Signal Coverage Blackspot: No Parking: allocated parking space

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 $1^{\text{st}}\,\text{January}~2023$

Service Charge: £1368.52 per annum ground rent included

COUNCIL TAX BAND: D

P00006976.EC.SCJ.01052024.V.1

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, future, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever

I relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we yould 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 ut electronic identity verification. This is not a credit check and will not affect your credit score.









16 Branches across the North-East

