



Louisville Ponteland

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

Asking Price: £175,000

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		



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ROOK
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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 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 1st January 2023

Service Charge: £1368.52 per annum ground rent included

COUNCIL TAX BAND: D

EPC RATING: C

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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.

16 Branches across the North-East



The Property
Ombudsman