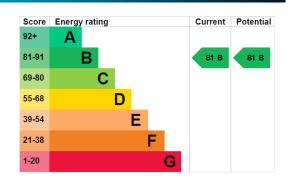


# Louisville Ponteland

- Second floor flat
- 2 bedrooms
- Bathroom and shower room
- Secure entry system to building
- Allocated parking space

£ 185,000





ROOK MATTHEWS SAYER

# Louisville

# **Ponteland**

# **Inner Hallway**

The front door opens to a hallway giving access to the principal rooms of the apartment and benefits from a radiator.

# Lounge Dining Room 15'2 x 21'6 with sloping ceiling (4.62m x 6.55m)

This generous reception room benefits from a double-glazed window to the front, 2 Velux windows, carpeted flooring and two radiators.

## Kitchen 7'8 x 9'8 with sloping ceiling (2.33m x 2.94m)

The fitted kitchen benefits from contrasting work surfaces, a gas hob with cooker hood above, electric oven, fridge/freezer, washing machine and dryer, sink unit inset, part tiled walls, vinyl flooring, radiator and a Velux window.

# Bedroom One 12'11 x 9'2 with sloping ceiling (3.93m x 2.79m)

A comfortable bedroom with carpeted flooring, storage cupboard, radiator, double glazed window to the front and two Velux windows.

#### **En-suite Shower Room**

This room has a shower enclosure, WC, wash hand basin, part tiled walls, radiator and vinyl flooring.

#### **Bathroom**

The bathroom benefits from a bath tub with shower over, WC, wash hand basin, Velux window, part tiled walls, vinyl flooring and radiator.

# Bedroom Two 9'3 x 9'2 with sloping ceiling (2.81m x 2.79m)

This bedroom has eaves storage which runs the length of the property, a Velux window, carpeted flooring and a radiator.

# Store Room 7'8 x 4x4 plus recess – sloping ceiling (2.33m x 1.32m)

This room houses the central heating boiler and had a double-glazed window to the front, could be used as a small home office space or useful utility space with plumbing available.

**Externally** there is allocated parking and numerous vistor spaces with well-maintained communal gardens. The entire premises is covered by monitored CCTV and also has a brick-built recycling outbuilding.

# **PRIMARY SERVICES SUPPLY**

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

Mobile Signal Coverage Blackspot: No

Parking: Allcoated parking space and numerous vistor spaces

# 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.

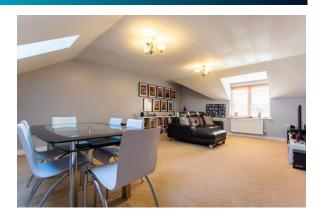
Length of Lease: 189 years from 1st January 2003

Service Charge: £140 per monthly (ground rent included)

COUNCIL TAX BAND: D

**EPC RATING:** B

P00007042.EC.SCJ.09072024.V.2









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, fixtures, 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 in relation to this property.

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

16 Branches across the North-East

