



Louisville Ponteland

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

£ 185,000

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



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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 visitor 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 visitor 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

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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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