



Cecil Court

Ponteland

For sale is a neutrally decorated apartment located in the heart of Ponteland Village. This property sits in a sought-after location with easy access to local amenities and public transport links, making it an ideal home for anyone seeking convenience and comfort.

OIRO £190,000

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PROPERTY DESCRIPTION

The flat is a top-floor apartment, offering peace and quiet away from the hustle and bustle of the streets below. It offers a myriad of unique features, including loft access and two walk-in storage cupboards, perfect for those who require additional storage spaces. Another attractive feature of this property is that there is no upper chain, simplifying and speeding up the buying process.

The property houses two generously-sized double bedrooms, both with built-in wardrobes. The master bedroom is particularly impressive in size and has the added feature of a full range of fitted wardrobes.

The bathroom houses a large walk-in shower and a heated towel rail, ensuring comfort and warmth on chilly mornings.

The kitchen is the heart of the home, flooded with natural light and providing a dining space. It is equipped with modern units and integrated appliances, ready for you to cook up a storm. The reception room is a spacious living area that is light and airy, perfect for entertaining guests or relaxing after a long day.

The property has an EPC rating of E and falls under council tax band D. This flat is ready for its new owners to add their personal touch and transform it into their dream home. Don't miss out on the opportunity to view this property.

Living Room: 17'07" x 11'03" - 5.36m x 3.43m

Kitchen: 13'01" x 8'02" - 3.99m x 2.48m

Bedroom One: 16'09" (max) x 12'02" (max) - 5.11m x 3.71m

Bedroom Two: 17'03" x 8'06" - 5.26m x 2.59m

Bathroom: 8'01" x 5'04" - 2.46m x 1.62m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS ELECTRIC

Broadband: CABLE

Mobile Signal Coverage Blackspot: NO

Parking: Communal parking spaces

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: 125 years from Jan 1992

Service Charge: £720 per annum

COUNCIL TAX BAND: D

EPC RATING: E

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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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