



Peel House Ponteland

This immaculate flat, currently listed for sale, boasts a prime location in the charming setting of Ponteland village with private access and private communal gardens. Excellent public transport links, local amenities, and green spaces nearby, this property offers the perfect blend of convenience and tranquillity.

OFFERS OVER **£475,000**

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PROPERTY DESCRIPTION

The apartment is located on the ground floor and features a light and airy design. With two dedicated parking bays, you'll never have to worry about finding a spot. It offers three double bedrooms, two reception rooms, and a generous kitchen, making it an ideal home for a family or professionals.



The master bedroom is a double-sized room with built-in wardrobes, offering ample storage space. The other two bedrooms are also double, with one featuring built-in wardrobes.

The property offers two bathrooms. Bathroom one is a spacious shower room, equipped with a rain shower and a heated towel rail, ensuring a luxurious experience, easily accessed from the main bedroom. Bathroom two features a shower over bath and a heated towel rail, offering versatility and comfort.



The open-plan kitchen is a cook's dream, featuring a kitchen island and granite countertops. The kitchen is flooded with natural light and offers a generous dining space and garden view making it an ideal setting for family meals or entertaining guests.

The main reception room is a generous living space with a fireplace and dual aspect windows offering a garden view.



Overall, this property is a fine example of comfortable and stylish living, with its EPC rating of C indicating a good level of energy efficiency. Formally two separate apartments converted into one property will not be on the market for long, so book your viewing today.

Living Room: 14'09" x 21'04" - 4.49m x 6.51m

Kitchen / Diner: 30'11" (max) x 12'10" (max) - 9.41m x 3.92m

Bedroom One: 16'11" (+ wardrobes) x 10'10" - 5.16m x 3.31m

Bedroom Two: 14'03" x 11'10" (+ wardrobes) - 4.33m x 3.60m

Bedroom Three: 18'00" (max) x 9'05" (max) x 5.48m x 2.86m

Bathroom: 6'10" x 5'09" - 2.08m x 1.76m

Shower Room: 11'08" x 6'07" - 3.56m x 2.00m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: CABLE

Mobile Signal Coverage Blackspot: NO

Parking: 2X PARKING BAYS

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 2011

Ground Rent: £320 per annum.

Service Charge: £3,720 per annum

COUNCIL TAX BAND: E

EPC RATING: C

P00006604.SD.SD.9/4/25.V.2





Floor Plan
Peel House, Ponteland

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, window, rooms and any other item are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

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



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.

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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