



Peel House | Ponteland | NE20 9NN

**£210,000 Offers Over**

Presenting for sale this immaculate one-bedroom apartment, ideally situated in the heart of Ponteland Village. This property is a perfect blend of comfort and style, with a range of local amenities and green spaces at your doorstep.

ROOK  
MATTHEWS  
SAYER

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## APARTMENT

### MODERN KITCHEN

### LARGE DOUBLE BEDROOM

### ALLOCATED PARKING

## GROUND FLOOR

### OPEN PLAN LIVING

### UPDATED SHOWER ROOM

### VILLAGE LOCATION

For any more information regarding the property please contact us today

#### PROPERTY DESCRIPTION:

The apartment is on the ground floor and offers an upgraded kitchen complete with modern units and integrated appliances. The open plan layout provides a spacious feel and ensures the kitchen is the true heart of the home, offering a dining space that seamlessly flows into the living room. The reception room is a real treat with a garden view, offering a tranquil space to relax and unwind. The dining space within this room is perfect for hosting guests or enjoying a quiet meal in.

The flat boasts a generous double bedroom fitted with built-in wardrobes, providing ample storage. The updated shower room enhances the overall appeal of the property, featuring a rain shower, built-in storage and a heated towel rail.

The property further benefits from ample storage in the property as well as an allocated parking bay, offering convenience for residents. The flat is energy efficient with an EPC rating of 'B' and falls under the 'D' council tax band.

In this sought-after location, properties of this calibre rarely come to the market. This flat is meticulously designed and offers a unique opportunity for a discerning buyer. Discover the charm of living in an immaculate home that is ready to move into and enjoy.

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Branch name@rmsestateagents.co.uk

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**Living Room / Kitchen: 10'09" x 29'03"**  
**- 3.28m x 8.92m**

**Bedroom: 10'07" x 15'11" - 3.22m x 4.85m**

**Shower Room: 6'09" x 7'10" - 2.06m x 2.39m**

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: CABLE

Mobile Signal Coverage Blackspot: No

Parking: ALLOCATED

#### 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 2012

Ground Rent: £160 per annum.

Service Charge: £1530 per annum

#### 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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