



Mill Rise | Ponteland | NE20 9SX

£285,000

A fantastic opportunity to purchase an immaculate two-bedroom flat, situated on the second floor of a sought-after development. The property is efficiently served by a lift and benefits from a south-facing balcony with breathtaking river views. It also comes with a designated parking bay, adding to your convenience.

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LUXURY APARTMENT

OPEN PLAN LIVING

TWO DOUBLE BEDROOMS

SECOND FLOOR

MASTER WITH ENSUITE

SOUTH FACING BALCONY

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

The apartment features an open-plan layout, enhancing its spaciousness and modern appeal. The reception room is inviting, with Rockford Oak laminate floors and French doors that open to the balcony, boasting river views. This space also houses a dining area and is open to the kitchen, allowing for a seamless transition between the two areas.

The kitchen is a culinary enthusiast's delight, complete with a kitchen island, a breakfast area and integrated appliances. It's an excellent place to whip up your favourite meals while entertaining guests.

The property offers two double bedrooms, both featuring built-in wardrobes. The master bedroom is a true retreat, with its own ensuite with shower and dressing area with Hammonds fitted wardrobes. The second bedroom is well-proportioned and equally comfortable with further Hammonds fitted wardrobes.

The residence boasts two bathrooms, one of which is an ensuite to the master bedroom. The main bathroom has an immaculate finish, with a heated towel rail and a shower over the bath.

The entrance hallway boasts 2 large cupboards, one holding the hot water tank and the other with plumbing for washing machine.

With an EPC rating of 'B' and Council Tax Band 'E', the flat is energy-efficient and council tax is affordable. The location is highly desirable, with easy access to public transport links, local amenities, green spaces, and nearby parks. This property also benefits from a covered allocated parking bay. Whether you're a first-time buyer, downsizer or an investor, this property is a must-see.

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Open Plan Living / Kitchen: 26'00" x 15'00" (max) - 7.93m x 4.57m

Bedroom One: 16'03" x 9'03" - 4.95m x 2.82m

En-suite: 7'08" x 4'06" - 2.33m x 1.49m

Bedroom Two: 11'07" x 8'08" - 3.53m x 2.64m

Bathroom: 7'10" x 6'02" - 2.39m x 1.88m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: ELECTRIC

Broadband: FIBRE

Mobile Signal Coverage Blackspot: No

Parking: ALLOCATED BAY

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 2016

Ground Rent: £290 per annum.

Service Charge: £232.79 per month

COUNCIL TAX BAND: E

EPC RATING: B

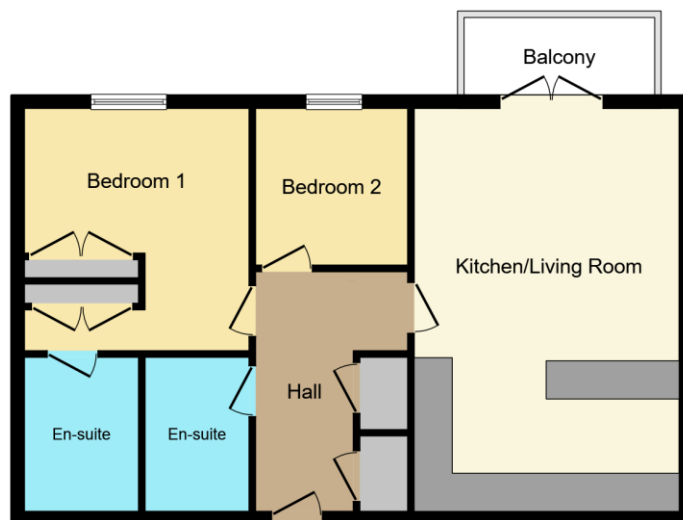
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Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Energy rating and score

This property's current energy rating is B. It has the potential to be B.

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		

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



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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