



Cecil Court | Ponteland | NE20 9EE

£199,950 Offers Over

Welcome to this immaculate apartment situated in the charming Ponteland village. With an idyllic setting, this property is conveniently located close to public transport links, local amenities, and green spaces, offering the perfect balance of tranquillity and convenience.

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APARTMENT

GROUND FLOOR

SPACIOUS LIVING

TWO BEDROOMS

MODERN SHOWER ROOM

DINING KITCHEN

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

The property is a ground-floor apartment with no upper chain, providing an ideal opportunity for those looking for a quick purchase. The apartment benefits from having its own private access as well as access via the communal area. As you step inside, you are greeted by the spacious reception room, complete with large windows that usher in an abundance of natural light.

The property benefits from a modern dining kitchen, featuring natural light and fitted with shaker style units, integrated dishwasher, oven, hob with extractor fan over. This is a space where both cooking and dining become an enjoyable experience.

The property comprises of two double bedrooms, with the master bedroom boasting built-in wardrobes that offer ample storage. The second bedroom is currently utilised as a dining room and is conveniently located off the living room. Both bedrooms are spacious, and the southern facing windows fill the rooms with a warm and welcoming glow.

The bathroom is well-appointed, featuring electric shower, built-in storage, and a heated towel rail, adding a touch of luxury to your daily routine.

The flat is listed under the council tax band D. With its unique features and superb location, this property presents a fantastic opportunity.

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Living Room: 17'05" x 11'04" - 5.31m x 3.45m

Dining Kitchen: 13'02" x 8'07" - 4.01m x 2.62m

Bedroom One: 13'11" (max) x 18'03" (max) - 4.24m x 5.56m

Bedroom Two/Dining Room: 8'10" x 9'07" - 2.69m x 2.92m

Shower Room: 8'00" x 6'01" - 2.44m x 1.85m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: ELECTRIC

Broadband: OTHER

Mobile Signal Coverage Blackspot: No

Parking: COMMUNAL PARKING

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: C

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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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