

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.



2 1	1
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.













T: 01661 860228 ponteland@rmsestateagents.co.uk 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.

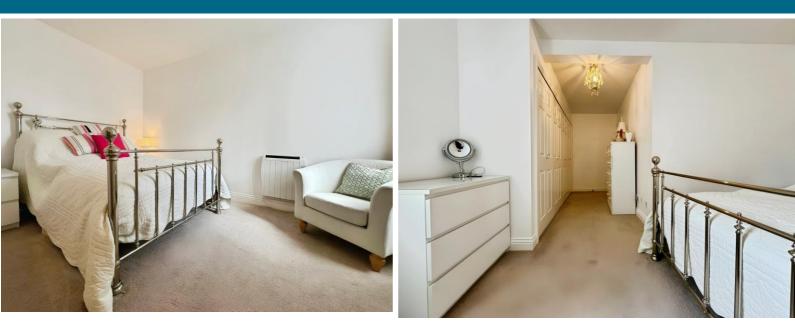
TENURE

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

P00007410.SD.SD.25/6/25.V.1





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.

ROOK MATTHEWS SAYER

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