



Mill Rise | Ponteland | NE20 9SX

£350,000

Rook Matthews Sayer are delighted to introduce to you this immaculate apartment for sale. This expansive two-bedroom, two-bathroom property holds an inspiring and unique charm throughout. Room for living and flair for entertaining are offered in abundance.

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2



1



2

APARTMENT

GENEROUS IN SIZE

OPEN PLAN LIVING

TWO DOUBLE BEDROOMS

ENSUITE TO PRIMARY

NO UPPER CHAIN

LIFT ACCESS

PARKING BAY

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION: The reception room is generously filled with natural light from large windows and offers direct access to a captivating south-facing balcony. An open-plan arrangement immediately strikes the eye, merging space and function beautifully.

For those with culinary passion, the kitchen is a haven, complete with integrated appliances, blessed with natural lighting and supplemented by a designated breakfast area. It fluently participates in the open-plan living and in doing so, establishes a heart for the home.

The master bedroom is a gem, boasting an en-suite bathroom with a rain shower and heated towel rail for enriched comfort. Room size is remarkable, with integrated wardrobes providing ample storage solutions. The second double bedroom also resonates the larger living ethos of this apartment, beautifully sized and benefiting from built-in wardrobes.

The second bathroom, family-styled, adds another layer of convenience to this generous apartment.

The jewel in the property's crown is indeed its location, rich in local amenities and public transport links. Green spaces are aplenty too, with nearby parks and walking routes available for your leisurely pursuits.

With a convenient lift access and an EPC rating of 'C', the flat which is under the council tax band 'E', is a prime example of comfort and functionality fusing seamlessly. Engulfed in a residential charm, this larger apartment is a canvas that invites a personal touch and houses a world of potential.

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Living Room / Kitchen:
32'08" x 13'00" - 9.95m x 3.96m

Bedroom One:
11'02" x 16'03" - 3.40m x 4.95m

Ensuite:
11'02" x 5'00" - 3.40m x 1.52m

Bedroom Two:
12'09" x 12'11" - 3.89m x 3.94m

Bathroom:
7'00" x 7'11" - 2.13m x 2.41m

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.

ACCESSIBILITY

This property has accessibility adaptations:

- LIFT ACCESS

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.

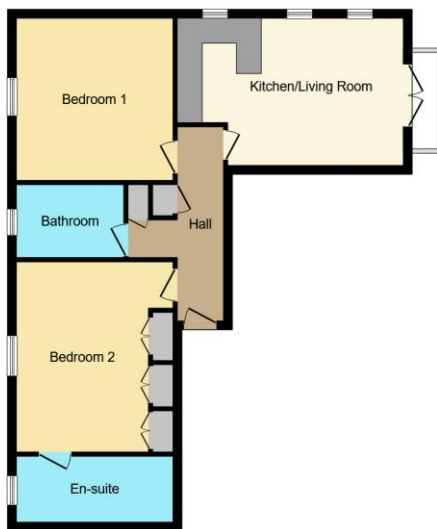
Service Charge: £250 per month approx.

COUNCIL TAX BAND: E

EPC RATING: C

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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 C. It has the potential to be C.



This graph shows this property's current and potential energy rating.

EPC

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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