



Henderson Court | Ponteland | NE20 9GY

£165,000

Presenting an immaculate one-bedroom retirement flat designed exclusively for over 70s, located in a sought-after area with excellent public transport links and close access to local amenities. This property is situated in a well-maintained building and provides a comfortable, practical space ideal for independent living.

ROOK
MATTHEWS
SAYER



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RETIREMENT APARTMENT

SPACIOUS LIVING

BATHROOM

FIRST FLOOR

LARGE DOUBLE BEDROOM

NO UPPER CHAIN

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION: The reception room features large windows that allow plenty of natural light to flood the living dining space, along with delightful garden views and a Juliet balcony, creating a relaxing environment perfect for entertaining or unwinding. The modern kitchen offers a spacious breakfast area with views over the gardens, making it an inviting spot to start your day.

The double bedroom benefits from built-in wardrobes, providing ample storage and a clutter-free setting. The bathroom is equipped with a new shower, a heated towel rail, and the advantage of a window for fresh air and natural light.

This flat has been updated with new electric radiators, ensuring efficient and comfortable heating throughout. The property achieves a solid EPC rating of B and falls under Council Tax Band D.

The location is ideal for those seeking convenience and community, with public transport, shops, and essential services just a short walk away. This immaculate retirement property offers a harmonious balance of peace, practicality, and pleasant surroundings, perfect for enjoying later life. Early viewing is recommended to appreciate all that this home has to offer. Henderson Court is staffed 24hrs a day and benefits from a homeowners lounge with regular activities for those looking to get involved socially, an emergency call/pendant system, an hour of domestic help per week included in the service charge, on site restaurant (additional charges apply), beautiful gardens and grounds, allocated parking (subject to charges and availability), laundry room, guest suite (charges apply) and storage room for mobility scooters.

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Living Room:
11'00" x 20'05" - 3.35m x
6.22m

Kitchen:
8'04" x 9'03" - 2.54m x
2.82m

Bedroom:
15'07" (max) x 9'09" -
4.75m x 2.97m

Bathroom:
9'09" x 6'05" - 2.97m x
1.96m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: ELECTRIC

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ALLOCATED - PAYABLE SEPARATE

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 JUNE 2011

Ground Rent: £217.50 per 6 month

Service Charge: £806.99 per month

COUNCIL TAX BAND: D

EPC RATING: B

P00007448.SD.SD.28/7/25.V.1





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	88 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.