



Henderson Court Ponteland

- Ground Floor Apartment
- Over 70's
- Spacious Living
- Double Bedrooms
- Private Terrace

£ 195,000 Offers Over



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Henderson Court

Ponteland

PROPERTY DESCRIPTION

Introducing this immaculate retirement flat, available for sale, for those over 70. Situated in a sought-after location, Henderson Court, Ponteland, this property has been meticulously kept and is presented in impeccable condition.

It's a ground floor apartment with one bedroom, one bathroom, a kitchen, and a reception room. The bedroom is a spacious double with fitted wardrobes, providing ample storage space. The bathroom is well-appointed, featuring a bath, a wet room shower, and a heated towel rail for your comfort.

The kitchen is a delight, bathed in natural light. It's a space where you can enjoy creating your meals in a bright and warm environment. The reception room is a place of relaxation, with large windows that draw in plenty of light and provide a lovely view of the garden. What's more, it has direct access to a private terrace and communal gardens, offering you a seamless transition from indoor comfort to outdoor tranquillity.

What sets this property apart is its unique features. It offers a private South facing terrace, perfect for enjoying your morning tea or catching some sun. You also have access to a beautiful communal garden, a fantastic place to socialise with neighbours or simply enjoy the outdoors.

The location is another major draw. It's conveniently close to public transport links and local amenities, ensuring all your needs are within reach. Green spaces and walking routes are also nearby, which is ideal for those who enjoy a peaceful walk or a breath of fresh air.

The property has an EPC rating of C. This home is a perfect fit for over 70's seeking a comfortable and serene living situation.

Living Room: 23'06" (max) x 10'09" (max) – 7.16m x 3.28m

Kitchen: 8'02" (max) x 7'06" – 2.48m x 2.29m

Bedroom: 18'10" x (max) x 10'01" (max) – 5.74m x 3.07m

Bathroom: 8'10" x 9'05" (max) – 2.69m x 2.87m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS ELECTRIC

Broadband: CABLE

Mobile Signal Coverage Blackspot: NO

Parking: Allocated with Permit

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: £435 per annum

Service Charge: £801 per month

COUNCIL TAX BAND: D

EPC RATING: C

P00007336.SD.SD.7/3/25.V.1

Energy rating and score

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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.

16 Branches across the North-East

