



Louisville | Ponteland | NE20

£180,000

This neutrally decorated top floor two bedroom apartment is for sale in Ponteland Village, Newcastle upon Tyne, and will appeal in particular to first-time buyers and investors.

RMS | Rook
Matthews
Sayer



2



1



2

TOP FLOOR APARTMENT

SPACIOUS LIVING

MODERN KITCHEN

TWO BEDROOMS

TWO BATHROOMS

VILLAGE LOCATION

NO UPPER CHAIN

EPC RATING: B

For any more information regarding the property please contact us today



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PROPERTY DESCRIPTION:

The property offers a generous reception room with large windows, providing good natural light and a defined dining space. The separate kitchen includes integrated appliances, creating a practical layout for day-to-day living.

There are two double bedrooms. The master bedroom benefits from built-in wardrobes and an en-suite shower room, while the second double bedroom is served by a main bathroom with a shower over bath. There is also a large walk in storage cupboard. The property has an EPC rating of B and falls within Council Tax Band D and is offered with no upper chain.

Ponteland is a well-regarded area with a range of local amenities, including shops, cafés, and restaurants in and around the village centre and on Ponteland's main high street. There are several parks and green spaces nearby, including Ponteland Park along the River Pont, offering walking routes and outdoor recreation.

Public transport links are available via local bus services connecting Ponteland with Newcastle city centre and surrounding areas. The nearest rail connection is typically accessed via Newcastle Central Station, reached by bus or car, offering regular services to Edinburgh, London, and other major cities. Newcastle International Airport is also within driving distance, providing further regional and national connectivity.

Overall, this flat presents a practical layout in a location with access to amenities, transport links, and green spaces.

Living Room:
11'03" (max) x 23'02" (max) - 3.43m x 7.06m

Kitchen:
8'02" x 8'11" - 2.48m x 2.72m

Bedroom One:
11'09" x 11'04" - 3.58m x 3.45m

En-suite:
6'01" (max) x 10'01" (max) - 1.85m x 3.07m

Bedroom Two:
8'09" x 11'04" - 2.67m x 3.45m

Bathroom:
6'10" (max) x 8'02" - 2.08m x 2.48m

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS GAS
Broadband: FIBRE
Mobile Signal Coverage Blackspot: No
Parking: ALLOCATED

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.

RISKS

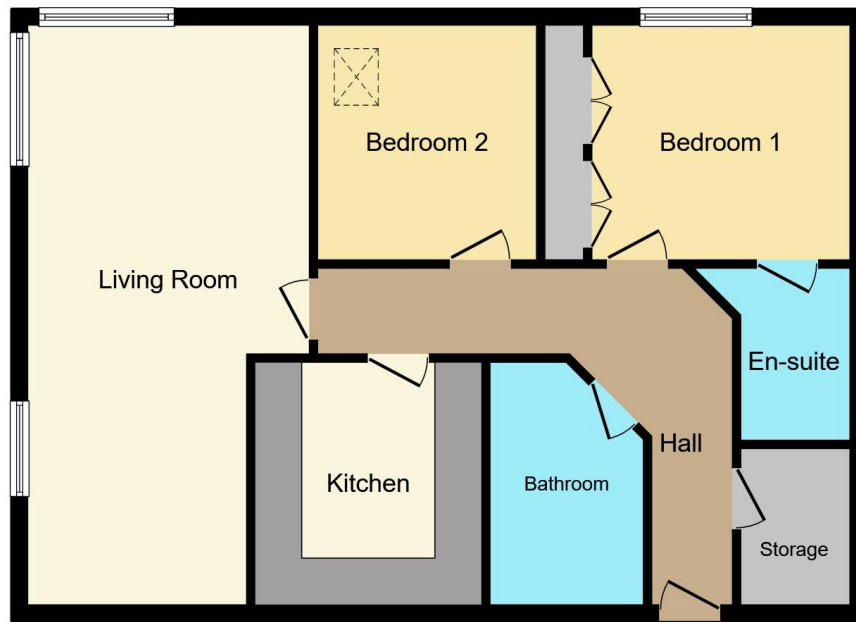
Flooding in last 5 years: NO
Risk of Flooding: ZONE 1
Any flood defences at the property: NO
Coastal Erosion Risk: LOW

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: 189 years from Jan 2003
Service Charge: £166 X 10 months

COUNCIL TAX BAND: D
EPC RATING: B

P00007531.SD.SD.05/01/26.V.2



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 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.