



Hemingway Court | Ponteland | NE20

**£250,000**

This two-bedroom apartment is for sale in the heart of Ponteland Village and is positioned on the top floor of its block, benefiting from loft access and an EPC rating of B and a Council Tax band D. The property is presented in immaculate condition and includes allocated parking, and is offered with no upper chain.



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2

**TOP FLOOR APARTMENT**

**OPEN PLAN LIVING**

**TWO DOUBLE BEDROOMS**

**TWO BATHROOMS**

**LOFT ACCESS**

**NO UPPER CHAIN**

For any more information regarding the property please contact us today



#### PROPERTY DESCRIPTION:

The main reception room is open to the kitchen, creating a practical living and dining space. French doors with a Juliet balcony provide open views and good natural light. The kitchen includes integrated appliances and further natural light.

There are two double bedrooms. The master bedroom features an en-suite shower room, heated towel rail and built-in wardrobes. The second double bedroom is served by a separate bathroom with shower over bath and a heated towel rail, providing flexible options for residents or guests.

The property is located in the wider Ponteland/Thornhill Road area of Newcastle upon Tyne, giving access to local amenities including shops, cafés and services in Ponteland village and nearby estates. There are several primary and secondary schools in the Ponteland area and surrounding suburbs, making the location suitable for access to educational facilities.

Public transport links include nearby bus routes connecting to Newcastle city centre and neighbouring areas. Rail services from Newcastle Central Station provide connections to Edinburgh, Durham, York and London, with journey times to London typically from around three hours. Road links via the A1 and A696 offer further access to regional employment centres, Newcastle Airport and surrounding towns.

#### Living / Kitchen:

16'00" x 14'04" - 4.88m x 4.37m

#### Bedroom One:

10'02" x 14'04" (max) - 3.10m x 4.37m

#### En-suite:

3'02" x 7'06" - 0.96m x 2.29m

#### Bedroom Two:

10'04" x 9'05" - 3.15m x 2.87m

#### Bathroom:

7'00" x 5'07" - 2.13m x 1.70m

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Cable

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.

#### ACCESSIBILITY

This property has accessibility adaptations:

- Lift access to all floors

#### 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: 250 years from 1998

Service Charge: Approx £170 per month

#### COUNCIL TAX BAND: D

#### EPC RATING: B

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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](http://www.Propertybox.io)



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