



Mayfair Gardens | Ponteland | NE20 1EZ

**£245,000 OIRO**

This neutrally decorated ground floor 2-bedroom apartment is offered for sale in the heart of Ponteland village, benefiting from a garage and driveway and being available with no upper chain.

**RMS** | Rook  
Matthews  
Sayer





2



1



1

**GROUND FLOOR FLAT**

**NO UPPER CHAIN**

**GENEROUS LIVING**

**FULLY FITTED KITCHEN**

**TWO BEDROOMS**

**GARAGE & DRIVEWAY**

For any more information regarding the property please contact us today



T: 01661 860 228

[ponteland@rmsestateagents.co.uk](mailto:ponteland@rmsestateagents.co.uk)

**RMS** | Rook  
Matthews  
Sayer

#### PROPERTY DESCRIPTION:

The property features an open-plan reception room with a generous living area, separate dining space and a large bay window, providing good natural light. The kitchen offers a full set of fitted units, natural light and space for dining.

There are two bedrooms, including a double master bedroom with built-in wardrobes and a further single bedroom. The bathroom includes a bathtub with shower unit and a heated towel rail. The property falls within Council Tax Band D. There is also a large walk in storage cupboard in the hallway.

Ponteland village offers a range of local amenities including shops, cafés, restaurants and everyday services along the main street, all within easy reach of the property. Nearby green spaces such as Ponteland Park and the walks along the River Pont provide opportunities for outdoor recreation.

Public transport links are available via local bus services connecting Ponteland with Newcastle upon Tyne and surrounding areas. Newcastle city centre can typically be reached by bus in around 30–40 minutes, providing access to wider shopping, leisure and employment options. For rail connections, residents can use Newcastle Central Station, which offers services to destinations such as Edinburgh, York and London. Newcastle International Airport is also accessible by road from Ponteland, offering domestic and international flights.

Overall, this flat provides ground floor accommodation with private parking in a central Ponteland village location.

#### Living Room:

30'10" (max) x 14'02" (max) - 9.39m x 4.32m

#### Kitchen:

9'03" x 12'09" - 2.82m x 3.89m

#### Bedroom One:

11'08" x 9'00" (+wardrobes) - 3.56m x 2.74m

#### Bedroom Two:

9'05" x 6'08" - 2.87m x 2.03m

#### Bathroom:

8'11" x 6'10" - 2.72m x 2.08m

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: CABLE

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

#### 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.

#### AGENTS NOTE

Enter any Agents Notes here that are provided by FCP via Jira e.g probate disclaimer.

If you require any further information on this, please contact us.

#### 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.

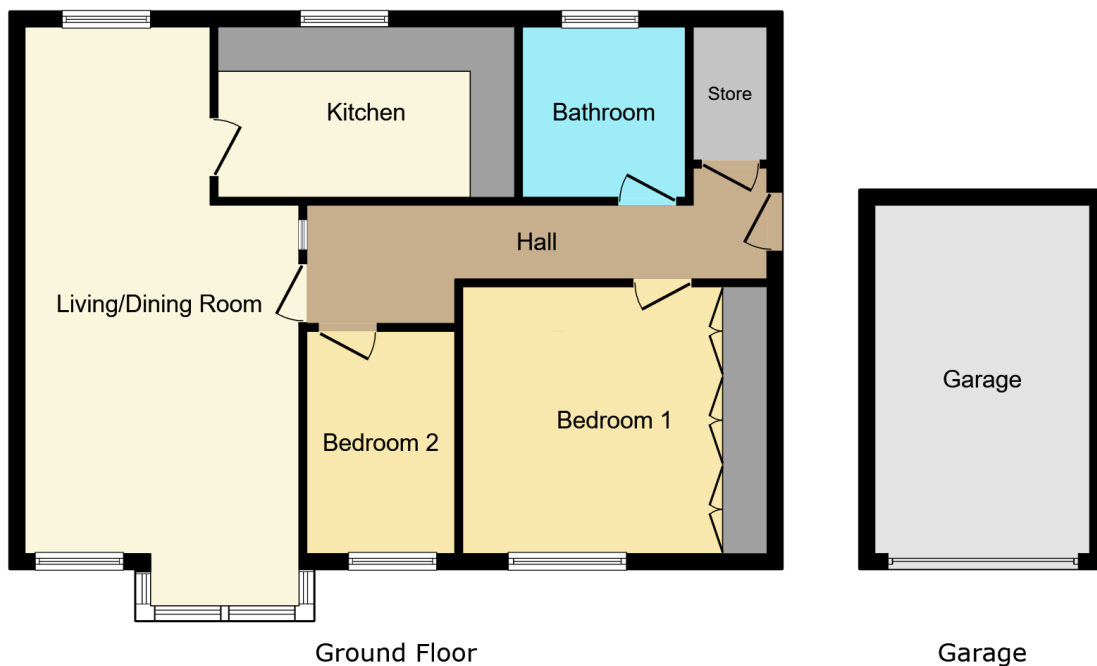
Length of Lease: 199 years from 2008

Service Charge: £1200 per year

#### COUNCIL TAX BAND: D

EPC RATING: TBC

P00007561.SD.SD.11/2/26.V.1



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)

## FLOORPLAN

EPC RATING: TBC

**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.