



Collingwood Court | Ponteland | NE20

**£185,000**

This two-bedroom property is for sale in the heart of Ponteland, on the outskirts of Newcastle upon Tyne. Situated as a top floor apartment, it offers an open-plan layout with parking for two vehicles. Each apartment in Collingwood Court has an equal share of the Freehold.

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**TOP FLOOR APARTMENT**

**OPEN PLAN LIVING**

**IMMACULATE CONDITION**

**SHAKER KITCHEN**

**TWO DOUBLE BEDROOMS**

**EN-SUITE TO PRIMARY**

**MODERN FAMILY  
BATHROOM**

**PARKING FOR TWO**

For any more information regarding the property please contact us today

**PROPERTY DESCRIPTION:** The main living and dining space features large windows with park views, creating a bright central area that is open to the kitchen. The kitchen is fitted with shaker style units and forms part of the open-plan arrangement, allowing for flexible use of the space.

There are two double bedrooms. The master bedroom is generous in size and benefits from an en-suite shower room. The second double bedroom includes built-in wardrobes, providing integrated storage. In addition to the en-suite, there is a modern family bathroom with a shower over bath and heated towel rail.

The property has an EPC rating of C and falls within Council Tax band D.

Collingwood Court is well placed for Ponteland's local amenities, including shops, cafés and services along the main street. Nearby parks offer green space for walking and recreation. Ponteland has a selection of primary and secondary schools within easy reach.

Public transport links are available via nearby bus routes towards Newcastle and surrounding areas. Newcastle International Airport Metro station can be reached by a short drive, providing connections into Newcastle city centre, typically in under 25 minutes, and onwards across the Tyne and Wear Metro network. Road links via the A696 give convenient access into Newcastle and towards the A1 for wider regional travel.

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

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Living / Kitchen:  
22'09" x 14'05" (max) - 6.93m x 4.39m

Bedroom One:  
13'00" (max) x 13'00" (max) - 3.96m x 3.96m

En-suite:  
5'07" (max) x 5'03" (max) - 1.70m x 1.60m

Bedroom Two:  
13'00" x 9'08" - 3.96m x 2.95m

Bathroom:  
6'08" x 5'08" - 2.03m x 1.73m

**PRIMARY SERVICES SUPPLY**

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: GAS  
Broadband: FIBRE  
Mobile Signal Coverage Blackspot: No  
Parking: PARKING FOR TWO

**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 July 2002

Service Charge: £7405.49 QUARTERLY

**COUNCIL TAX BAND: D**

**EPC RATING: C**

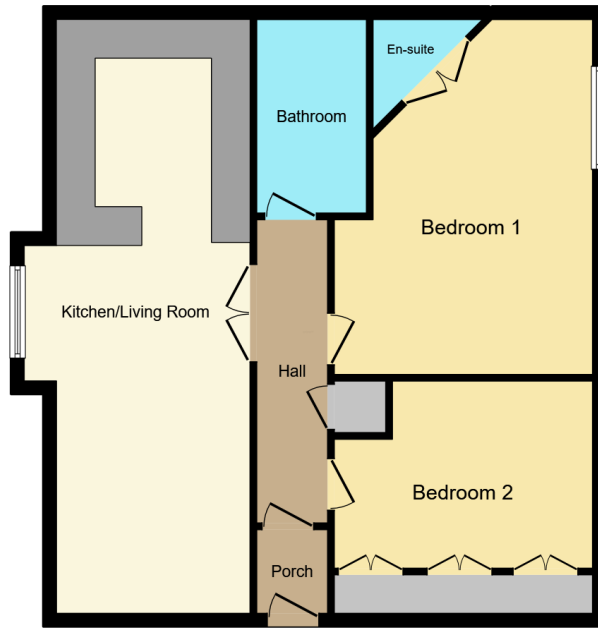
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Floor Plan

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74   C	75   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		