



Mill Rise | Ponteland | NE20

£299,950 Offers Over

This immaculate two-bedroom flat is offered for sale in a sought-after area of Ponteland, providing modern accommodation with excellent access to local amenities, public transport and green spaces.

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2

FIRST FLOOR APARTMENT

NO UPPER CHAIN

OPEN PLAN LIVING

MODERN KITCHEN

TWO DOUBLE BEDROOMS

TWO BATHROOMS

SOUTH FACING BALCONY

PARKING BAY

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

The property features an open-plan kitchen, dining and living area with generous living space, large windows and access to a south-facing balcony. The kitchen is presented in immaculate condition with integrated appliances, creating a practical and contemporary open-plan layout. A useful utility cupboard provides additional storage.

The master bedroom is a double with built-in wardrobes and an en-suite shower room. The second bedroom is also a double with built-in wardrobes. There is a separate family bathroom with a heated towel rail and custom mirror.

The flat further benefits from lift access and an EPC rating of C. Council Tax Band E. The property is offered with no upper chain.

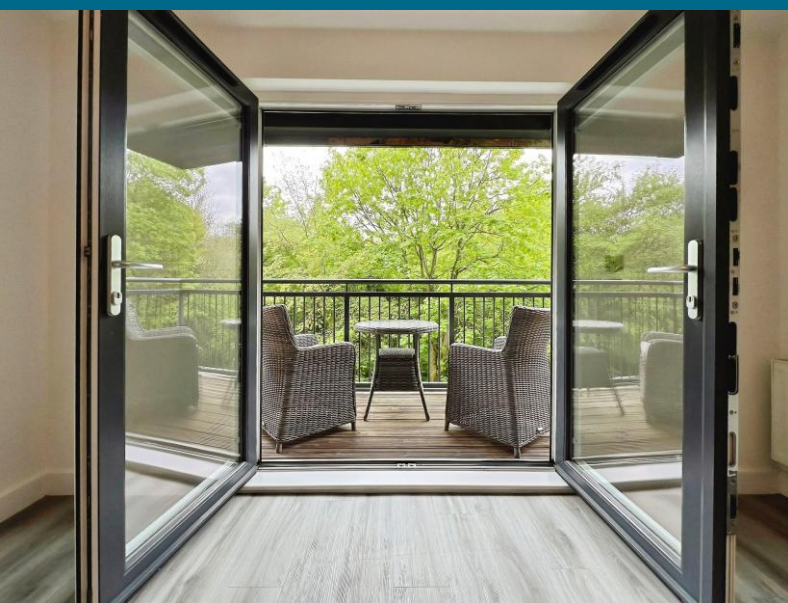
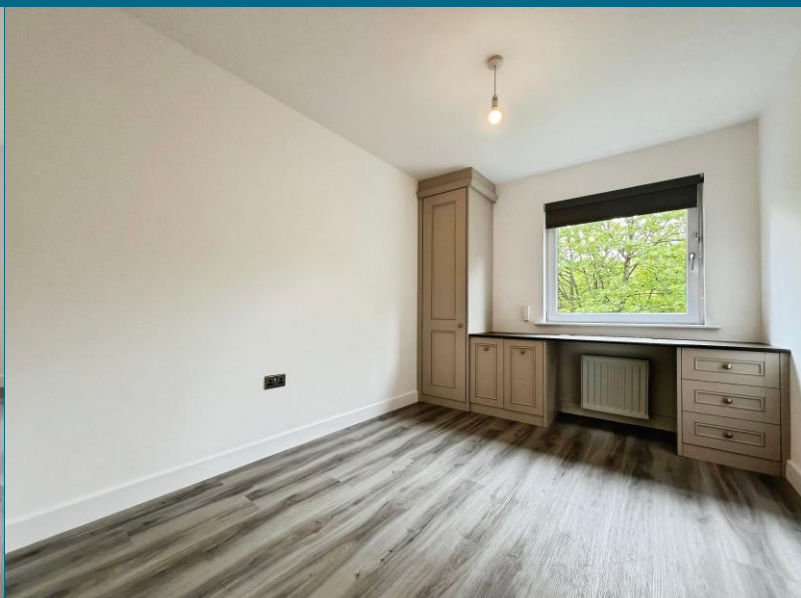
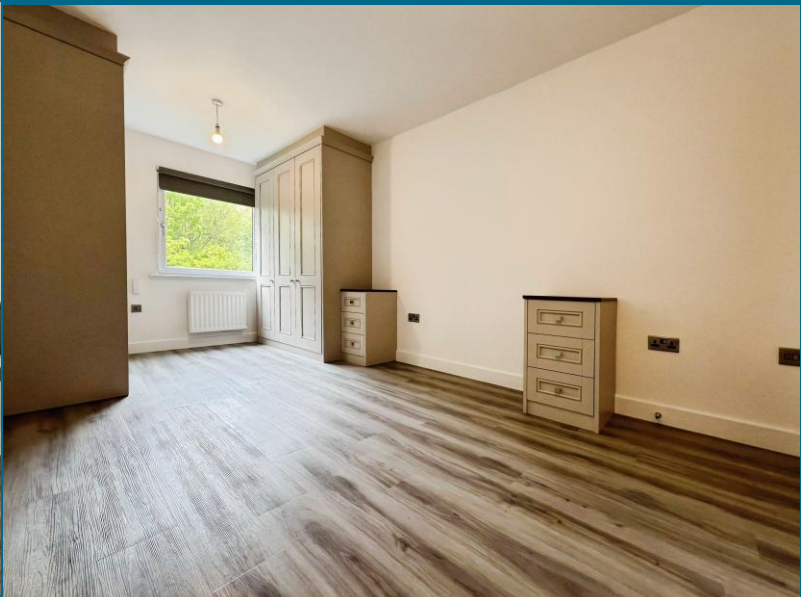
The location provides convenient access to local shops, cafés and everyday amenities in the surrounding area, with nearby parks and green spaces offering opportunities for walking and recreation.

Public transport links are strong, with regular bus services along West Road connecting into Newcastle city centre for access to mainline rail services from Newcastle Central Station, with routes towards Edinburgh, London and other key UK cities. Road links provide straightforward connections to the A1 for regional and national travel. This well-specified flat combines modern living with practical access to transport and local facilities.

T: 01661 860 228

ponteland@rmsestateagents.co.uk

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Open Plan Living / Kitchen:
26'00" x 15'00" (max) - 7.93m x 4.57m

Bedroom One:
16'03" x 9'03" - 4.95m x 2.82m

En-suite:
7'08" x 4'06" - 2.33m x 1.49m

Bedroom Two:
11'07" x 8'08" - 3.53m x 2.64m

Bathroom:
7'10" x 6'02" - 2.39m x 1.88m

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Electric
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.

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 2016

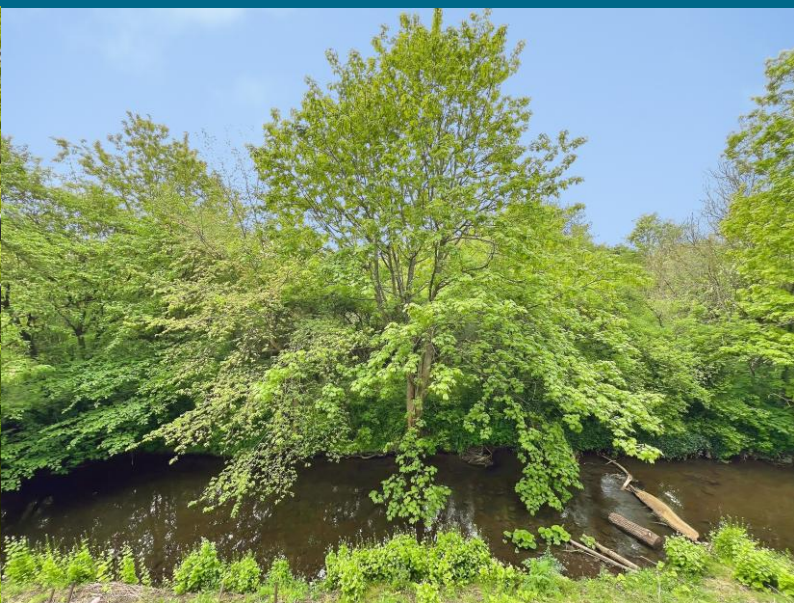
Ground Rent: £290 per annum.

Service Charge: £232 per month

COUNCIL TAX BAND: E

EPC RATING: C

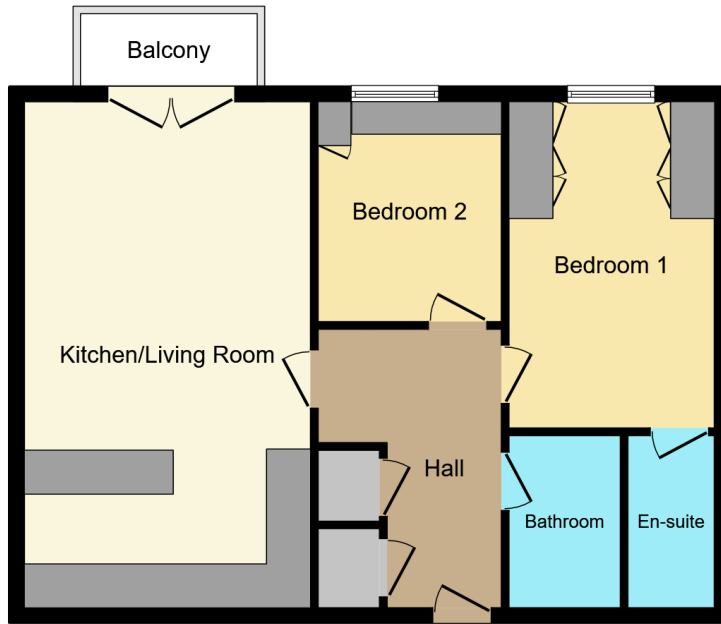
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Floor Plan

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	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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