



Henderson Court | Ponteland | NE20 9GY

**£165,000**

This immaculate one-bedroom retirement apartment is offered for sale in Ponteland, a well-regarded Northumberland village to the north-west of Newcastle upon Tyne, ideal for buyers over 70 seeking independent living with comfort and convenience.

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**SECOND FLOOR APARTMENT**

**OVER 70'S DEVELOPMENT**

**NO UPPER CHAIN**

**LIGHT AIRY LIVING**

**GENEROUS DINING KITCHEN**

**LARGE BATHROOM**

For any more information regarding the property please contact us today

**PROPERTY DESCRIPTION:**

The property features a generous reception room with large windows and a Juliet balcony, providing pleasant garden views and good natural light. A separate large dining kitchen offers ample storage, dedicated dining space, natural light and plumbing for a dishwasher, making it practical for day-to-day living. The double bedroom benefits from built-in wardrobes and natural daylight, while two storage cupboards in the hallway add useful additional space. The bathroom is fitted with a wet room shower, bathtub and heated towel rail.

Ponteland's amenities are within easy reach, including local shops, cafés, restaurants and essential services along and around Main Street and the village centre. Nearby green spaces and parks provide opportunities for gentle walks and recreation.

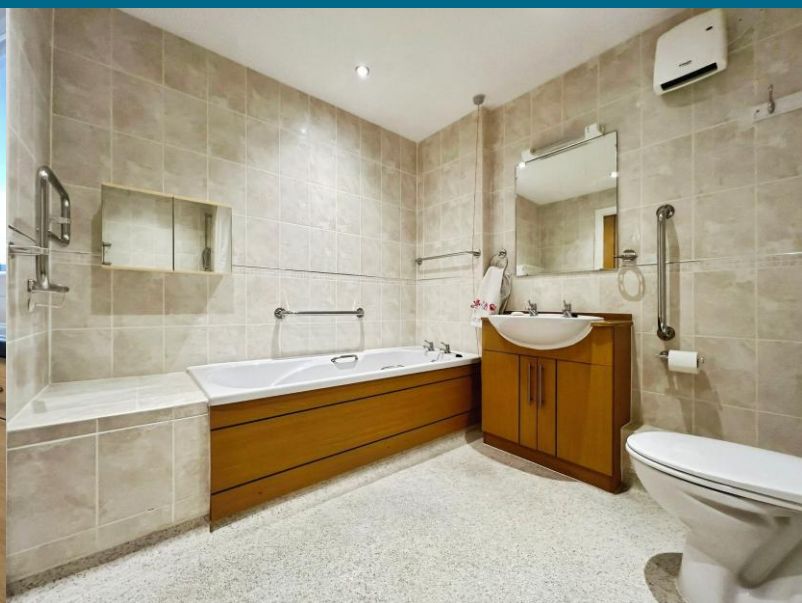
Public transport links are strong for a village setting. Regular bus services connect Ponteland with Newcastle upon Tyne, with typical journey times of around 30-40 minutes into the city centre. Newcastle International Airport is approximately a 10-15 minute drive away, offering national and international connections as well as a Metro station for further travel across Tyneside.

This retirement flat represents a practical, well-presented option for those over 70 looking to buy in an accessible village location with garden outlooks and local amenities close by.

**T: 01661 860 228**

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

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**Living Room:**  
15'04" x 11'05" - 4.67m x 3.48m

**Kitchen:**  
9'10" (max) x 12'06" (max) - 2.99m x 3.81m

**Bedroom:**  
14'07" (+wardrobes) x 9'05" - 4.45m x 2.87m

**Bathroom:**  
9'01" x 7'05" - 2.77m x 2.26m

#### 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.

#### ACCESSIBILITY

This property has accessibility features:

- Level access to front door
- Wet room and handrail to bathroom
- Lift access

#### 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 2012  
Ground Rent: £217.50 6 monthly  
Service Charge: £853.97 per month

COUNCIL TAX BAND: D

EPC RATING: TBC

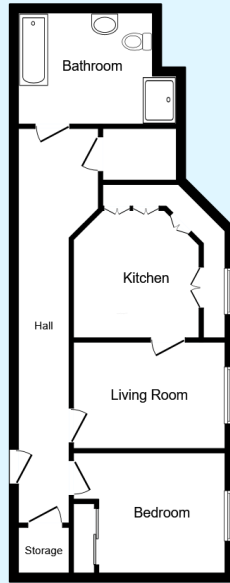
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Floor Plan

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)

## FLOORPLAN

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