



Cecil Court | Ponteland | NE20

£225,000

This two-bedroom flat is offered for sale in Ponteland, Newcastle upon Tyne, and presents an immaculate ground floor apartment with practical, well-planned accommodation.

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GROUND FLOOR APARTMENT

SPACIOUS LIVING

DINING KITCHEN

TWO DOUBLE BEDROOMS

MODERN SHOWER ROOM

ACCESS TO TERRACE

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION: The property features a large modern dining kitchen, providing ample space for both cooking and entertaining. The reception room offers direct access to a West facing terrace and garden, creating a pleasant outlook and useful outdoor space. There are two double bedrooms, each benefiting from fitted wardrobes, and a modern shower room. Additional convenience is offered by two large storage cupboards in the hallway. The flat has an EPC rating of C and falls within Council Tax band D.

Ponteland is a well-regarded Northumberland village with a good range of local amenities including shops, cafés, restaurants and pubs, particularly around the village centre and Broadway. There are several parks and green spaces nearby, including Ponteland Park alongside the River Pont, offering pleasant walking routes. The area is also known for its schools, which attract many households to the locality.

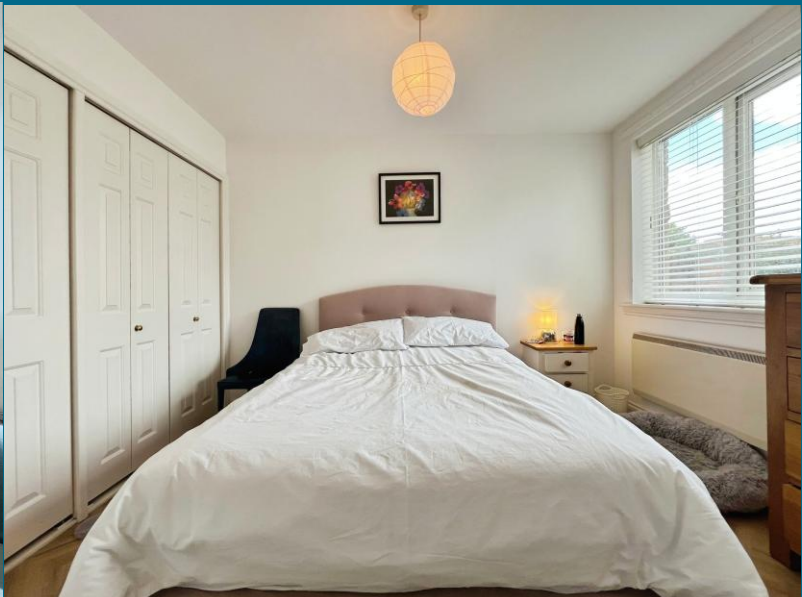
Public transport links are accessible, with regular bus services connecting Ponteland to Newcastle upon Tyne and surrounding areas. Newcastle city centre can typically be reached by bus in around 30–40 minutes, offering mainline rail connections across the country. Newcastle International Airport is a short drive away, providing domestic and international flights and Metro access into the city.

This flat is suited to buyers seeking a well-maintained, ready-to-occupy home in a popular village setting with good access to local amenities and transport connections.

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Living Room:
17'03" x 11'04" - 5.26m x 3.45m

Dining Kitchen:
13'01" x 8'05" - 3.99m x 2.57m

Bedroom One:
12'11" (max) x 9'04" - 3.94m x 2.84m

Bedroom Two:
8'05" (+wardrobes) x 11'01" - 2.57m x 3.38m

Bathroom:
7'10" x 6'00" - 2.39m x 1.83m

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Electric
Broadband: Cable
Mobile Signal Coverage Blackspot: No
Parking: Off Street

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.

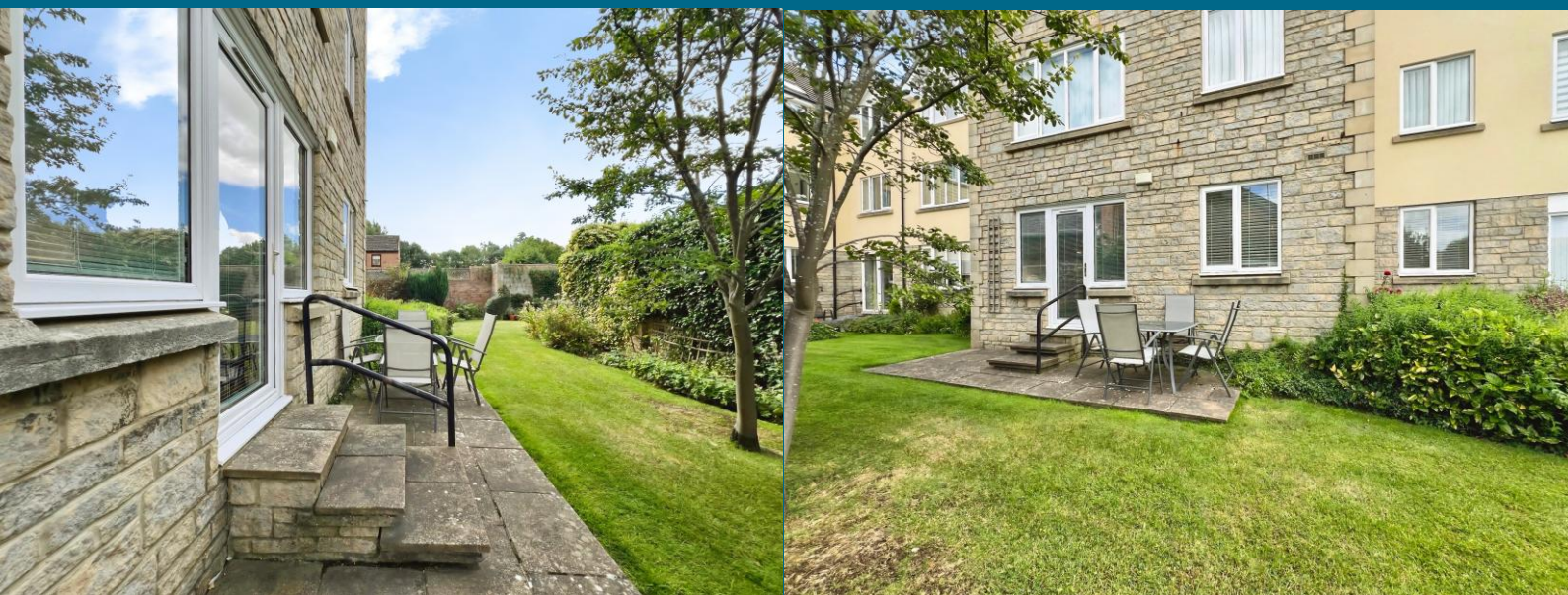
TENURE

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 Jan 1992
Service Charge: £720 per annum

COUNCIL TAX BAND: D

EPC RATING: C

P00007697.SD..SD.10/8/26.V.1





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	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		