



Henderson Court | Ponteland | NE20

£195,000

This immaculate retirement flat is now available for sale. Perfectly suited for over 70's, this property boasts an array of remarkable features that set it apart. One of the unique features is that it's a ground floor apartment, providing easy access without the hassle of stairs. It also comes with a private terrace and access to a communal garden, offering its residents ample outdoor space for relaxation and socialising.

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Ground Floor Apartment

Over 70's Development

Private South Facing Patio

Spacious Living

Modern Kitchen

Large Double Bedroom

Wet Room Bathroom

No Upper Chain

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION: The property comprises a large reception room with sizable windows, bathing the room in natural light and providing a serene garden view. The direct access to the South facing garden from this room is an added advantage, allowing you to easily step out and enjoy the beautiful outdoors.

The kitchen is a treat with a generous inflow of natural light that makes cooking a delightful experience. The flat also includes one well-sized double bedroom furnished with fitted wardrobes, providing ample storage space. The bathroom is well equipped with a heated towel rail, a bath, and a wet room shower, offering both comfort and convenience.

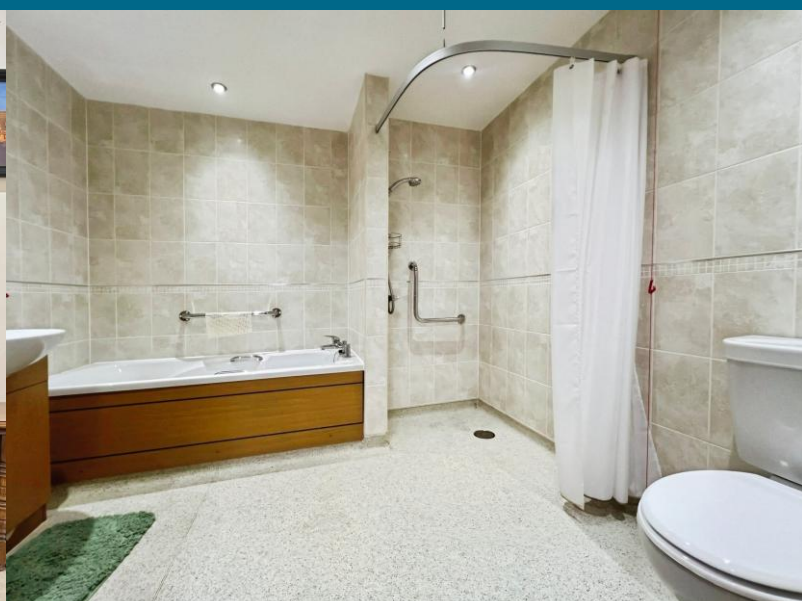
The property is in a sought-after location with excellent public transport links and local amenities nearby. Additionally, there's easy access to green spaces and walking routes, perfect for those who enjoy a tranquil environment or desire to maintain an active lifestyle.

The flat has an EPC rating of C, indicating a reasonable level of energy efficiency. This retirement home provides a perfect blend of comfort, convenience, and accessibility, making it an ideal choice for your golden years.

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Living Room:
23'06" (max) x 10'09" (max) – 7.16m x 3.28m

Kitchen:
8'02" (max) x 7'06" – 2.48m x 2.29m

Bedroom:
18'10" x (max) x 10'01" (max) – 5.74m x 3.07m

Bathroom:
8'10" x 9'05" (max) – 2.69m x 2.87m

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Electric
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: Allocated with Fee

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 adaptations:

- Ramp access to front door
- Accessible handrail to side door
- Wet room to ground floor
- Lift access to first floor

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

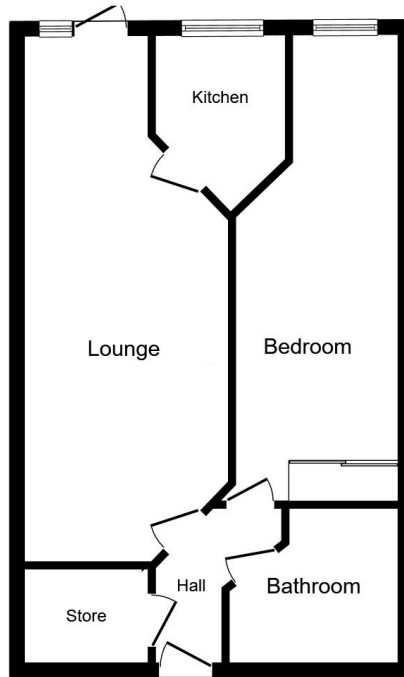
An AML fee is chargeable once an offer is accepted. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

COUNCIL TAX BAND: D

EPC RATING: C

P00007720.SD.SD.7/9/26.V.1





floor plan

Total floor area: 57.0 sq.m. (614 sq.ft.)

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



FLOORPLAN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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