

Henderson Court | Ponteland | NE20

£110,000

1 1 1

RETIREMENT PROPERTY

SECOND FLOOR

24 HOUR ASSISTANCE

SECURE ENTRY SYSTEM

COMMUNAL GARDENS

EPC RATING B

COUNCIL TAX BAND D

LEASEHOLD

RMS | Rook Matthews Sayer








Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give noticethat these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

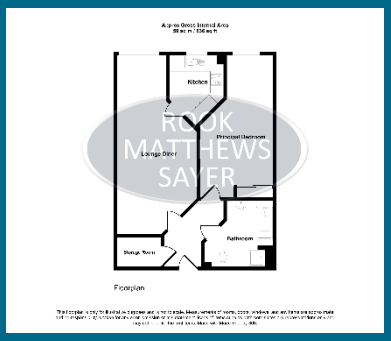
The Property Ombudsman

T: 01661 860 228

ponteland@rmsestateagents.co.uk

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Entrance Hall
The front door opens to a carpeted hallway with a generous walk-in storage cupboard with shelving and water tank.
Lounge/Dining Room 24'7 max into recess x 10'9 max into recess irregular shape (7.49m x 3.27m)
This light and airy room has views over the garden through a double-glazed window to the rear. There is a feature fireplace, carpeted flooring, a dining area and door to the kitchen.
Kitchen 7' 6 x 8'2 irregular shape (2.28m x 2.48m)
An elegant fitted kitchen with contrasting worktops, sink unit inset, apart tiled walls, an electric hob with cooker hood above, an electric oven, tiled flooring, and integrated fridge freezer, under unit lighting and a double-glazed window to the rear.
Wet Room Bathroom
This accessible room has a walk-in shower, bath tub, wash hand basin inset to storage, WC, tiled walls, an extractor fan, an electric wall heater and spotlights.
Bedroom 19'8 max to recess x 10'3 max (5.99m x 3.12m)
A generous bedroom with fitted wardrobes, carpeted flooring and a double-glazed window to the rear.
Externally there is a fabulous communal garden with seating areas to enjoy the colourful selection of plants and shrubs. There is permit parking available for residents to purchase on a yearly basis and visitor parking for guests.



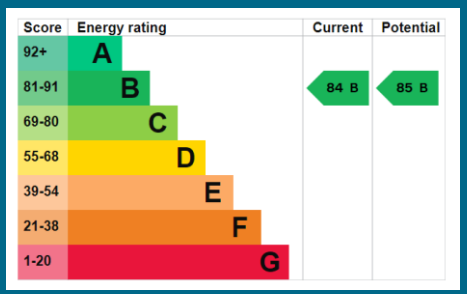
PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Electric
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: Allocated parking space at a cost of £250 per year

MINING
The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

ACCESSIBILITY
This property has accessibility adaptations:

- Lift – maintenance included in service charge
- Wet room – with railings throughout
- Emergancy system alarm cord through out

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 1st June 2011
Ground Rent: £435.00 per annum.
Service Charge: £10247.64 per annum



COUNCIL TAX BAND: D
EPC RATING: B

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