



- 2 Bed First Floor Apartment
- Exclusively for Aged 55+
- Recently decorated with new flooring throughout.
- Lounge with Fireplace
- Fitted Kitchen
- Shower/WC
- Entry System; Emergency Contact System
- Communal Lounge & Lift
- Parking & Gardens
- Council Tax Band C

A well presented and nicely positioned 2 bedroomed first floor apartment, within this purpose built block, specifically designed for those aged 55+. The building is accessed via a secure entry system to a communal hall, with access also to a communal Lounge. There is a lift and stairs to the first floor and the apartment itself. The Reception Hall has 2 storage cupboards and leads to the Lounge, the focal point of which is a coal effect electric fire within an ornate Adam surround. and there is an ornate corniced ceiling. An archway opens to the Kitchen, fitted with wall, base and display units with sink unit, split level oven, 4 ring ceramic hob and plumbing for a washer. Bedroom 1 is to the front and side, with Bedroom 2 to the side. The Shower/WC is fitted with a low level wc, pedestal wash basin and shower quadrant with electric shower, fully tiled walls and heated towel rail. As well as electric heating and sealed unit double glazing, this property benefits from an emergency contact system, for peace of mind. Apartment has been recently re-decorated with new flooring to all rooms.

Meadowfield Park has a car park, communal gardens, a guest suite and services of a part time warden. The property is convenient for local amenities, including shops such as Waitrose, good choice of pubs and restaurants and a range of sporting and leisure facilities, including leisure centre with pool. Meadowfield Park is also directly opposite Ponteland Park.

Ponteland has good road and public transport links into Newcastle City Centre and is well placed for Newcastle International Airport.

**Reception Hall**

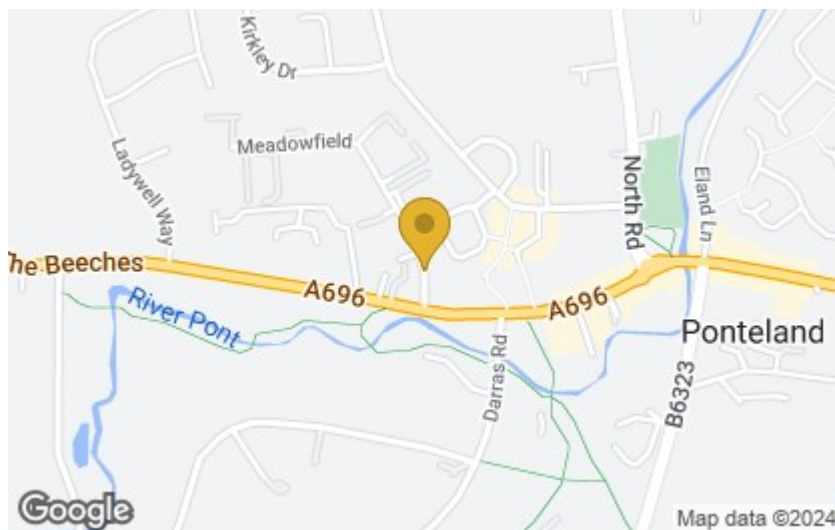
**Lounge 4.83m x 2.97m**

**Kitchen 2.29m x 1.98m**

**Bedroom 1 4.11m x 3.40m**

**Bedroom 2 2.95m x 2.34m**

**Shower WC 2.29m x 1.65m**



Energy Performance: Current C Potential C  
 Council Tax Band: C  
 Distance from School:  
 Distance from Metro:  
 Distance from Village Centre:

*All distances are approximate*

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.