



- Ground Floor Apartment
- Integrated Kitchen
- Communal Gardens
- Council Tax Band D / EPC Rating D

- 2 Bedrooms
- Bathroom
- Entry Phone System

- Lounge/Diner
- Garage in Block
- NO ONWARD CHAIN

**\*\*NO ONWARD CHAIN\*\*** A well presented, 2 bedroom GROUND FLOOR apartment with GARAGE, pleasantly and conveniently situated within this sought after development. With gas fired central heating and sealed unit double glazing, this property also has a security entry phone system. A communal Entrance Hall leads to the front door of the apartment, where an Entrance Lobby gives access to the Reception Hall with cloaks cupboard. The spacious Lounge/Dining room has bay window and door to the rear shared gardens. The Modern integrated Kitchen is fitted with a range of base and wall units, sink unit, electric oven, gas hob with extractor hood, integrated dishwasher, washing machine and fridge freezer. There is also a cupboard with a gas combi boiler. 1 and 2 are to the front. The well equipped Bathroom features a bath, shower enclosure with mains shower, low level WC, wash hand basin set into vanity unit. This property has a garage located in a detached block and stands in beautifully tended communal gardens with visitor and residents parking.

Mayfair Gardens is conveniently situated within this highly sought after village, well placed for the leisure centre, with its own swimming pool as well as excellent range of shops including Waitrose and Sainsbury, good choice of pubs and restaurants and number of sporting facilities including golf, rugby, football, cricket and bowling clubs. Within excellent commuting distance of Newcastle upon Tyne, Ponteland is also well placed for Newcastle International Airport, the Tyne Valley and surrounding towns, villages and countryside.

#### Entrance Hall

Lounge/Diner 13'5" x 22'6" (4.11 x 6.86)

Kitchen 15'5" x 6'9" (4.72 x 2.08)

Bedroom 1 10'4" x 12'7" (3.15 x 3.86)

Bedroom 2 10'0" x 7'6" (3.07 x 2.29)

Bathroom 10'0" x 6'9" (3.05 x 2.06)





Energy Performance: Current D Potential C

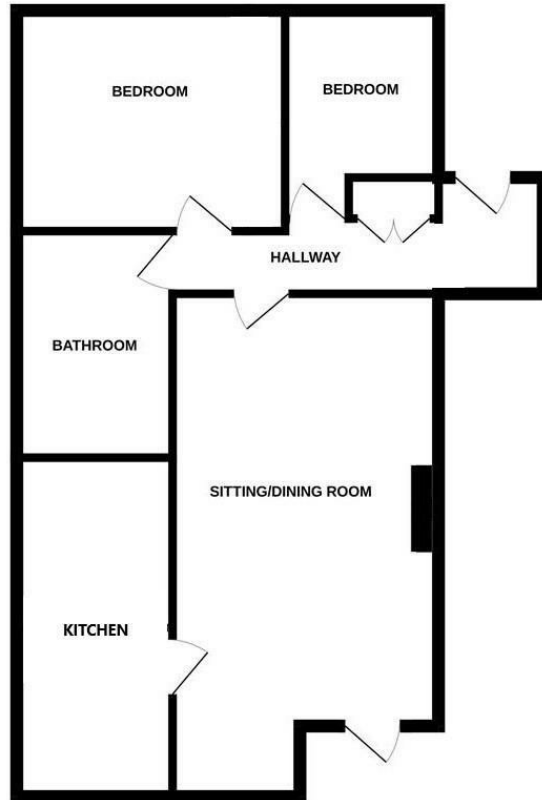
Council Tax Band: D

Distance from School:

Distance from Metro:

Distance from Village Centre:

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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