



- 2 Bed Second (Top) Floor Apartment
- Modern Bathroom/WC
- AVAILABLE NOW

- Just Decorated
- Security Entry System
- Council Tax Band D

- Spacious 21' Lounge/Kitchen
- Secure Allocated Gated Parking
- EPC Rating C

AVAILABLE NOW. A well presented and appointed 2 bedroomed second (top) floor apartment within this sought after, purpose built development. With security entry system and secure allocated gated parking, a communal hall, stairs and landing leads to the apartment itself. The Entrance Hall has a cloaks rail and storage cupboard, with steps up to the Reception Hall, with cupboard and security entry system. the 21' Lounge Kitchen has a vaulted ceiling with French doors opening to a Juliette balcony. The kitchen area is fitted with Neff appliances including split level oven, 5 ring gas hob with extractor over, integral dishwasher, fridge, freezer and auto washer/drier with matching doors and a cupboard housing the combi boiler. Bedroom 1 is to the rear. Bedroom 2 has built in double wardrobes and is also to the rear. The Bathroom/WC has been refurbished to a high standard with contemporary white suite and chrome fittings, including a wc with concealed cistern, vanity unit with wash basin and mirror fronted cabinet and bath with rainhead and hand held showers over, fully tiled walls and floor and heated towel warmer. There is an allocated Parking Space in the gated car park.

Collingwood Court is conveniently situated for Ponteland's excellent amenities including a fabulous park, excellent shopping facilities such as Waitrose, variety of renowned pubs and restaurants, range of sporting and leisure facilities and schools for all ages.

Ponteland is ideally located for commuting into Newcastle and for access to Newcastle International Airport.

Entrance Hall

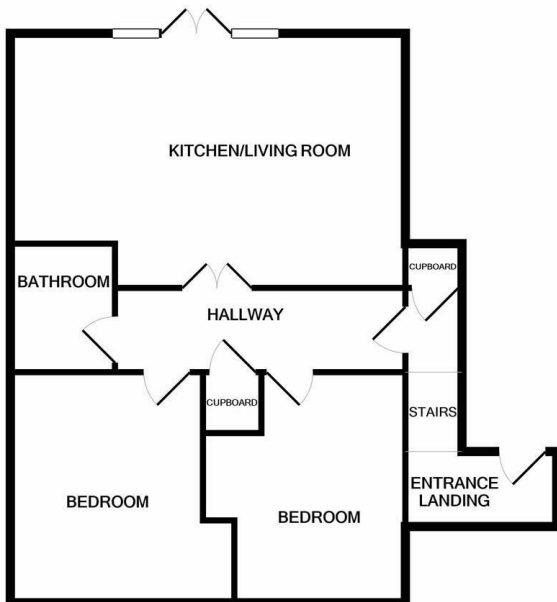
Reception Hall 15'4 x 4'6 (4.67m x 1.37m)

Lounge/Kitchen 21' x 14'3 (6.40m x 4.34m)

Bedroom 1 12'6 x 10'8 (+recess) (3.81m x 3.25m (+recess))

Bedroom 2 12'6 x 9'3 (3.81m x 2.82m)

Bathroom/WC 6'10 x 5'6 (2.08m x 1.68m)



TOTAL APPROX. FLOOR AREA 706 SQ.FT. (65.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Performance: Current C Potential C

Council Tax Band: D

Distance from School:

Distance from Metro:

Distance from Village Centre:

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.