



- NO ONWARD CHAIN
- Modern Kitchen
- Contemporary Shower/WC
- Council Tax Band D / EPC Rating C

- Reception Hall with storage cupboard
- Large Main Bedroom
- Parking & Communal Gardens

- Open Plan Dining/Living Area
- Bedroom 2 (Currently a Snug/Lounge)
- Only £60 per Month Maintenance Charge

A stunning, redesigned and reconfigured first floor apartment, within a purpose built block, well placed for Ponteland's excellent village amenities. This imaginative refurbishment has provided a stylish and beautifully appointed living space ideal for a professional person or couple. A communal staircase and landing leads to the front door with security entry system. The open plan Reception Hall has a cloaks cupboard and recess. The hall leads to a fabulous open plan Dining/Living Area with flat screen tv and through to a superbly fitted Kitchen, with a range of contrasting hand painted, solid oak fronted units, split level stainless steel fronted oven with 4 ring ceramic hob and stainless steel extractor over and integral dishwasher and autowasher with matching doors. Bedroom 1 is a generous Double Bedroom, with wall mounted 42" Flat screen TV. Bedroom 2 is currently used as Snug/Lounge, with feature electric fire within a lovely limestone surround, this room can be used as the second bedroom. A contemporary Shower Room/WC with low level wc, vanity unit with wash basin and mirror with integral light over and walk in shower enclosure with electric shower, paneled walls and ceiling and a chrome towel warmer.

The property stands in well tended communal gardens with ample residents and visitors parking. Ponteland has excellent amenities including a wide choice of shops such as Waitrose, variety of pubs and restaurants, and good selection of sports and leisure facilities. Ponteland is well placed for access to Newcastle International Airport and within excellent commuting distance of Newcastle upon Tyne.

Reception Hall

Open Plan Living/Dining Area 17'10 x 8'3 (5.44m x 2.51m)

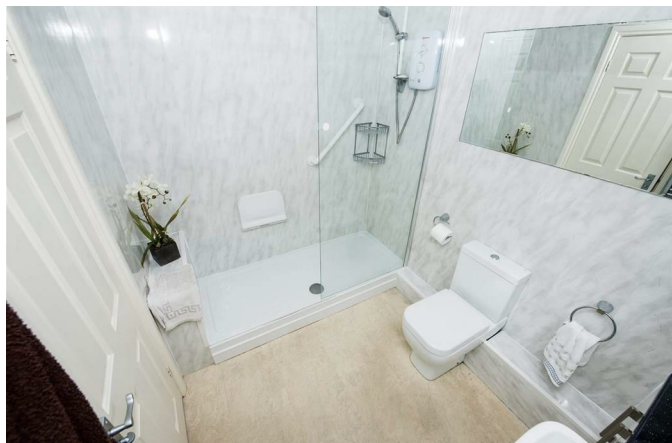
Kitchen Area 9'8 x 9'6 (+recess) (2.95m x 2.90m (+recess))

Bedroom 1 15'6 x 11'5 (4.72m x 3.48m)

Bedroom 2 or Snug/Lounge 13' x 8'9 (+dr recess) (3.96m x 2.67m (+dr recess))

Shower/WC 8'2 x 6'4 (2.49m x 1.93m)





Northumberland County Council: 03456006400

Energy Performance: Current: C .POTENTIAL-BAND B

Council Tax Band: D

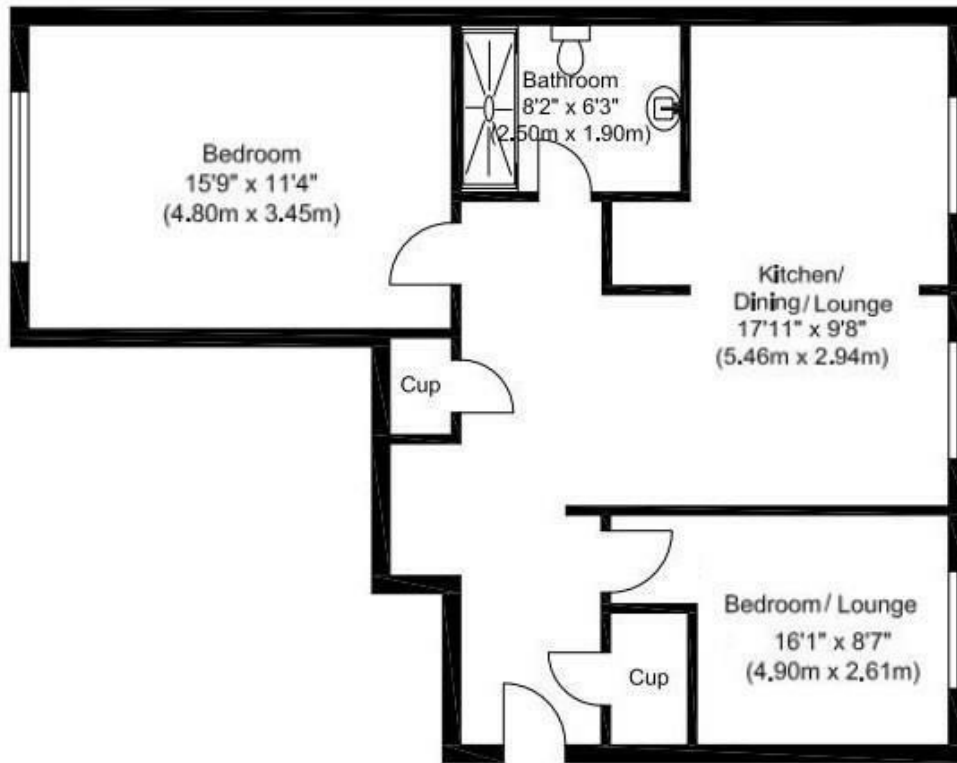
Newcastle International Airport & Metro stop: 1.7miles

Newcastle City Centre & Railway station: 8.2miles

Ponteland Primary School: 0.3miles

Ponteland High School: 0.4miles

01661 829164



Approximate Floor Area
693.30 sq. ft.
(64.41 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.



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.