



2



1



1

- Retirement Flat
- Shower Room
- "Own Door Entrance"
- EPC Rating B

- 2 Bedrooms
- Kitchen
- Available Now

- Spacious Lounge
- Parking
- Council Tax Band C

An updated and well presented, 2 bedroom "OWN DOOR" first floor flat, in a sought after development aimed at those aged 60 yrs+. This self contained property benefits from electric heating, sealed unit double glazing, entry phone system and security pull cords with direct access to a help centre, for peace of mind. This apartment features its own entrance door and stairs to the first floor, ideal for a stair lift which can be fitted with permission. The inner hall has cloaks and airing cupboards. The spacious Lounge has two windows to the south and an electric fire with traditional fire surround. The Kitchen is fitted with a range of wall and base units with stainless steel sink unit, electric oven, 4 ring electric hob with extractor over, fridge freezer, dishwasher and plumbing for a washer machine. Both Bedrooms face to the front. The Shower/WC is fitted with a modern suite comprising of low level wc, wash basin with storage under and shower enclosure. Externally, there are well maintained communal gardens along with residents and visitor car parking.

Darras Mews is conveniently situated on the corner of Darras Road and Broadway, making it ideal for local shops, restaurants, and other amenities. Further facilities can be found in the adjoining village of Ponteland. There is public transport and good road links into the city, with Darras Hall also well placed for Newcastle International Airport.

**Please see Floor Plan on Page 4 for room sizes.*





Energy Performance: Current B Potential B

Council Tax Band: C

Distance from School:

Distance from Metro:

Distance from Village Centre:

Please note all sizes and distances are approximate.



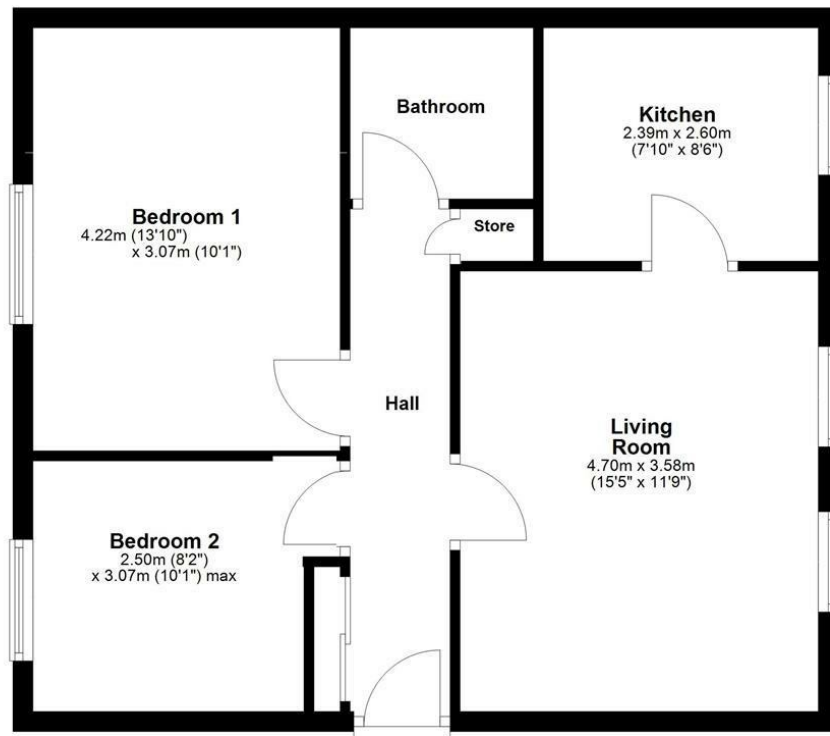
**2024
WINNERS**

ESTAS

Verified reviews from our clients

Ground Floor

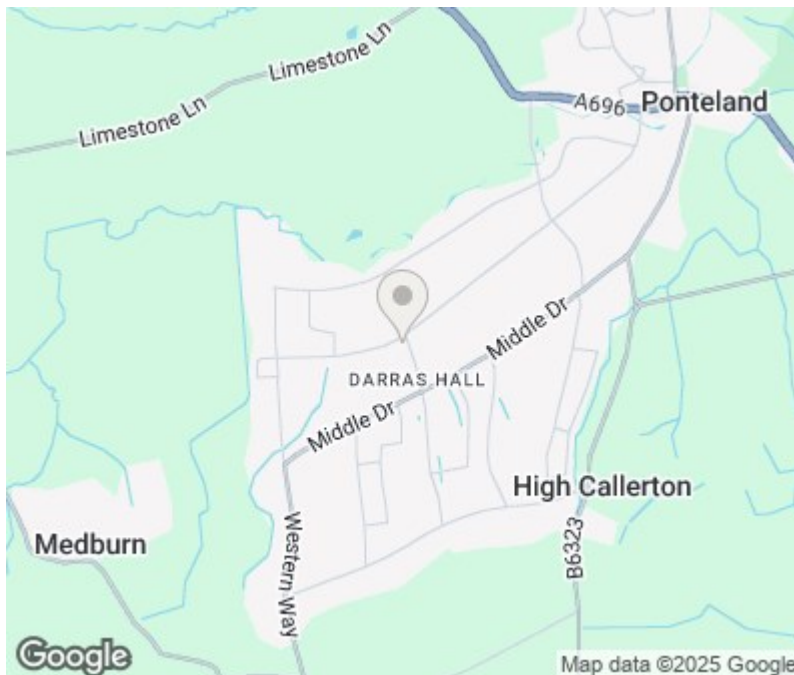
Approx. 54.8 sq. metres (589.9 sq. feet)



Total area: approx. 54.8 sq. metres (589.9 sq. feet)

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. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.



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.