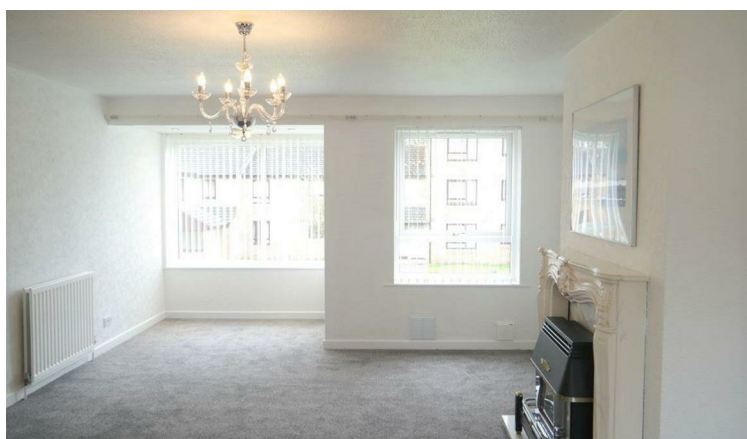




- 2 Bed First Floor Flat
- Separate Laundry Room
- Convenient Village Location
- Council Tax Band D / EPC Rating D

- Spacious Lounge/Diner
- Bathroom/WC with Shower
- Communal Gardens & Car Park

- Integrated Kitchen
- Garage
- AVAILABLE NOW

A well presented 2 bedroom first floor flat, pleasantly situated within this purpose built development. This spacious self contained flat has gas fired central heating, sealed unit double glazing and security entry phone system. The Entrance Hall leads to stairs to the First Floor Reception Hall with two storage cupboards and a laundry room with plumbing for washer machine and cupboard housing the boiler. The spacious, south facing Lounge/dining room has a generous bay window with pleasant views over the gardens. An archway opens to the Kitchen, fitted with a range of high gloss fronted units in white with electric oven, 4 ring ceramic hob with extractor over, integral fridge, freezer and dishwasher with matching doors. Bedroom 1 has a range of wardrobes and drawer units and, like Bedroom 2, is to the front. The Bathroom/WC is fitted with a suite in white with low level wc, vanity unit with inset wash hand basin and mirror over and 'P' shaped bath with mains shower over, curved shower screen and chrome towel warmer. There is a Garage located in separate block and residents/visitors car park as well as tended communal Gardens.

Mayfair Gardens is conveniently situated for village amenities including Leisure Centre with swimming pool, rugby, cricket and football clubs, tennis and bowls clubs, the park, a variety of shops such as Waitrose and a number of excellent pubs and restaurants. Ponteland is within excellent commuting distance of Newcastle upon Tyne and well placed for Newcastle International Airport.

Reception Hall

Lounge/Diner 13'8 x 29'3 (max) (4.17m x 8.92m (max))

Kitchen 10'2 x 8'10 (3.10m x 2.69m)

Utility Room 8'6 x 3'3 (2.59m x 0.99m)

Bedroom 1 11'10 x 11' (3.61m x 3.35m)

Bedroom 2 10'3 x 6'10 (3.12m x 2.08m)

Bathroom/WC 7'10 x 7' (2.39m x 2.13m)



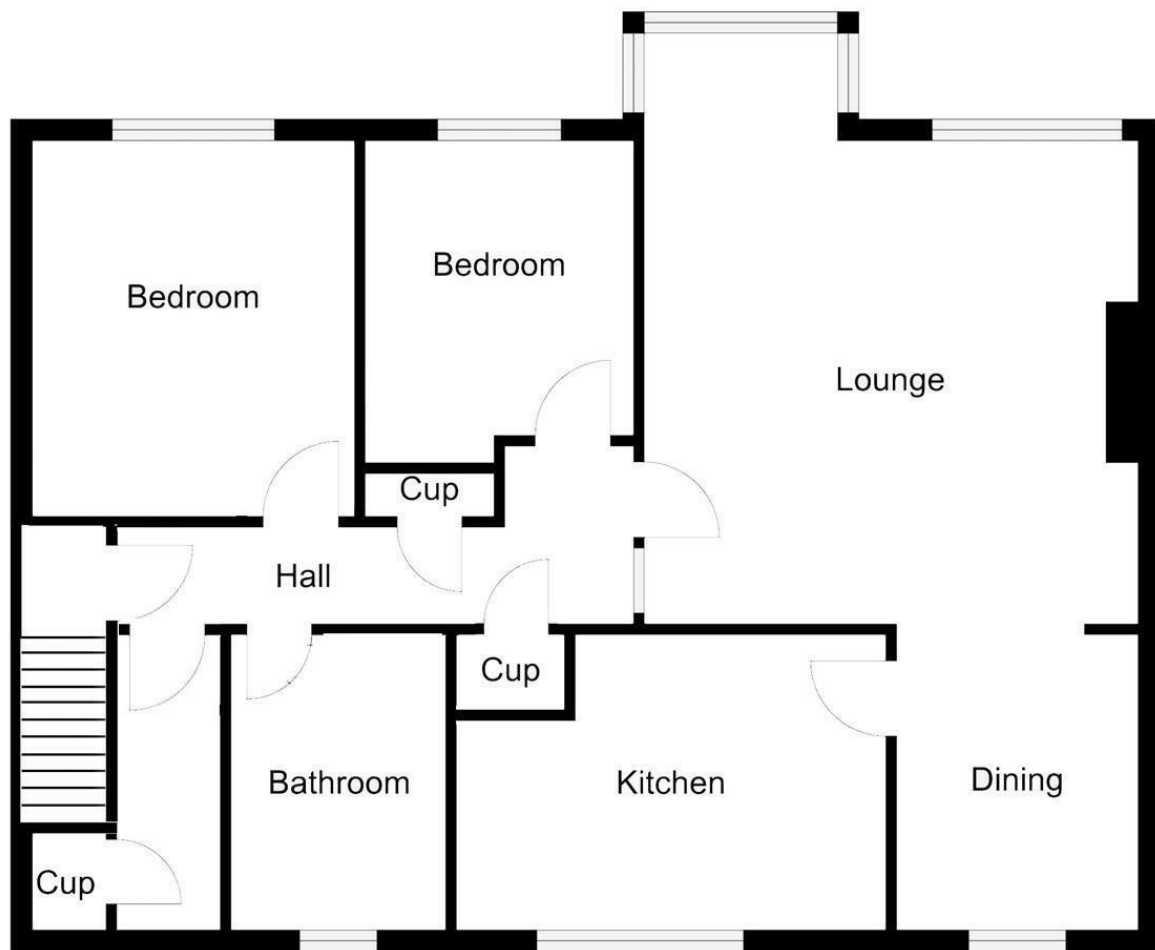
Energy Performance: Current D Potential C

Council Tax Band: D

Distance from School: Ponteland Primary School 0.3 Miles,
Ponteland High School 0.3 Miles

Distance from Metro: Callerton Metro Station 2 Miles

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.