



- 2 Bed 2nd (Top) Floor Apartment
- Spacious Lounge with Fireplace
- Shower/WC
- Council Tax Band D / EPC Rating C

- Specifically for Ages 55+ Years
- Kitchen
- Secure Entry & Emergency Pull Cords

- Superb Position
- Dressing Room
- Lift, Communal Lounge, Car Park Communal Gardens

This 2 bedroom apartment, designed exclusively for those aged 55+ years, occupies a unique location on the 2nd floor of this purpose built development. With secure entry system, sealed unit double glazing, electric heating and emergency pull cords for piece of mind, the apartment is accessed via a lift or stairs to the communal 2nd Floor Landing. The property itself has a 23' Reception Hall, with double cloaks cupboard and cupboard housing the hot water system. The focal point of the spacious and light, dual aspect Lounge, is a stove effect electric fire within a contemporary surround. The Kitchen is fully fitted with a range of wall, base & display units with sink unit, split level oven with 4 ring ceramic hob with extractor over and plumbing for auto and dishwashers. Bedroom 1 has a pleasant aspect to the rear and there is a generous Dressing Room/Walk-In Wardrobe. Bedroom 2 is also to the rear. The Bathroom/WC has been refurbished with a low level wc, pedestal wash basin with mirror fronted cabinet with integral lighting over, walk in shower enclosure with rainhead and hand held showers, screen and fully tiled walls.



Meadowfield Park also offers a resident's Car Park, Gardens, Communal Lounge and Part Time Warden. The property is well placed for Ponteland Park, local shops including Waitrose, good choice of pubs and restaurants, and a variety of sporting and leisure facilities. Ponteland is ideally situated for Newcastle International Airport and has good road and public transport links into the city.

Reception Hall 23'10 x 4'5 (max) (7.26m x 1.35m (max))

Lounge 18'6 x 13'10 (5.64m x 4.22m)

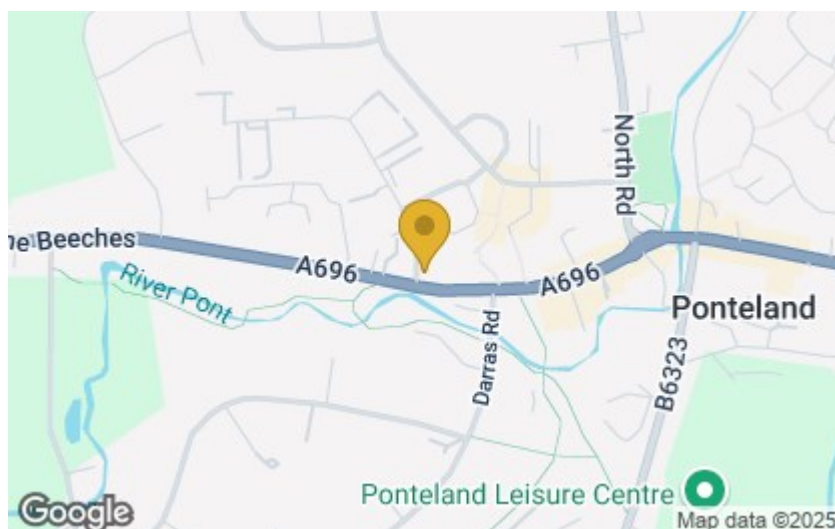
Kitchen 9'6 x 8'2 (2.90m x 2.49m)

Bedroom 1 14'8 x 9'10 (4.47m x 3.00m)

Dressing Room 10'0 x 5'7 (3.05m x 1.70m)

Bedroom 2 9'2 x 7'0 (2.79m x 2.13m)

Shower/WC 9'0 x 6'0 (2.74m x 1.83m)



Energy Performance: Current C Potential C

Council Tax Band: D

Distance from School:

Distance from Metro:

Distance from Village Centre:

All distances are approximate - for further information, including floorplans and additional photographs please visit our website - www.goodfellowsestateagents.com

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