



2



2



2

- Penthouse Apartment
- Two En-suite Bathrooms
- Sitting Room or Dressing Room
- Council Tax Band F / EPC Rating C

- South Facing Roof Terrace
- Open Plan Living/Dining/Kitchen
- Cloakroom/WC

- 2 Double Bedrooms
- Laundry Room
- Undercover Allocated Parking

A rare opportunity to purchase a superbly appointed and presented 2 bedroom, Top Floor Penthouse apartment featuring a wonderful, south facing roof terrace and views over parkland. This stunning property is offered for sale with no onward chain. Entered via video entry system and approached by the lift or stairs to the 4th floor. The spacious Reception Hall has storage cupboards and a separate cloakroom WC. Measuring over 30 ft. in length, the magnificent open plan Kitchen/Dining/Living Room has French doors opening to the covered roof terrace. The superb Kitchen area features an island unit with induction hob and extractor hood. A good range of wall and base units incorporating a sink unit, electric oven, microwave, dishwasher and fridge freezer. The Living area has windows to two sides. From the hall is a useful Laundry Room with space and plumbing for a washing machine.

The impressive Main Bedroom suite has fitted wardrobes, Sitting/Dressing room and an En-suite Bathroom featuring a wc with concealed cistern, wash basin, large walk in shower enclosure and a bath. Bedroom 2 is also a spacious double with fitted wardrobes and an en suite Bathroom featuring a wc with concealed cistern, wash basin, large walk in shower enclosure and a bath.

The development stands in well tended gardens with undercover allocated parking space and visitor parking.

Mill Rise is pleasantly situated off West Road and is conveniently located for Ponteland's excellent facilities which include schools for all ages, good choice of shops including Waitrose, excellent range of pubs and restaurants and a number of sporting and leisure facilities. Ponteland is well placed for Newcastle International Airport and within excellent commuting distance of Newcastle upon Tyne.

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





Energy Performance: Current C Potential C

Council Tax Band: F

Distance from School:

Distance from Metro:

Distance from Village Centre:

Please note all sizes and distances are approximate.

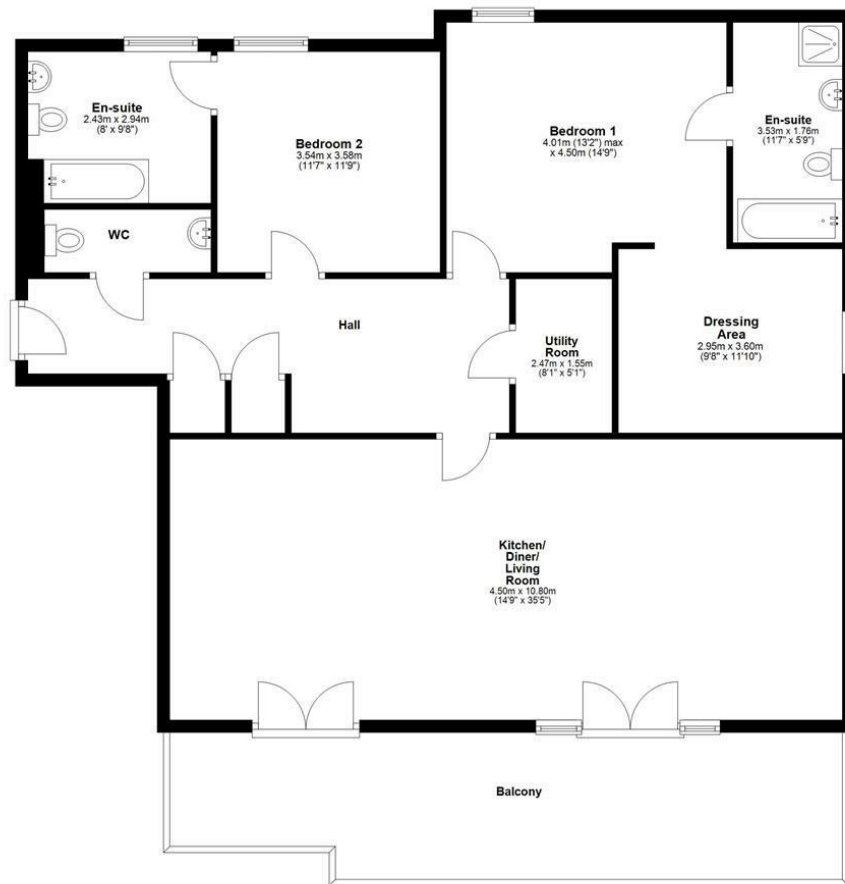


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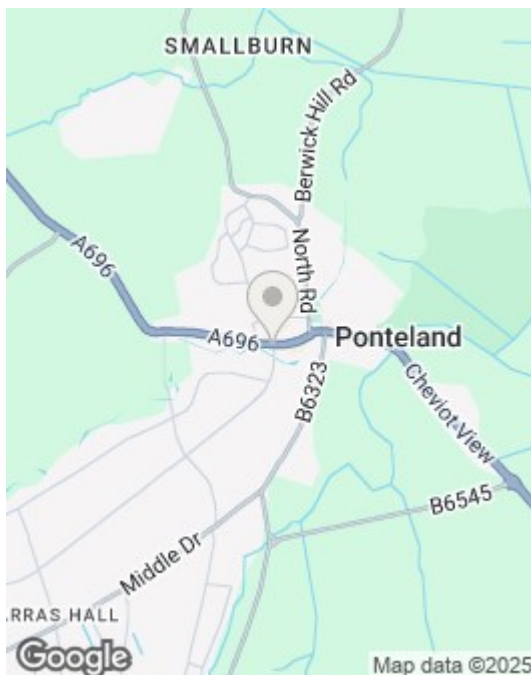
Apartment



Total area: approx. 130.4 sq. metres (1403.8 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.