

21 Henderson Court

North Road, Newcastle Upon Tyne, NE20 9GY



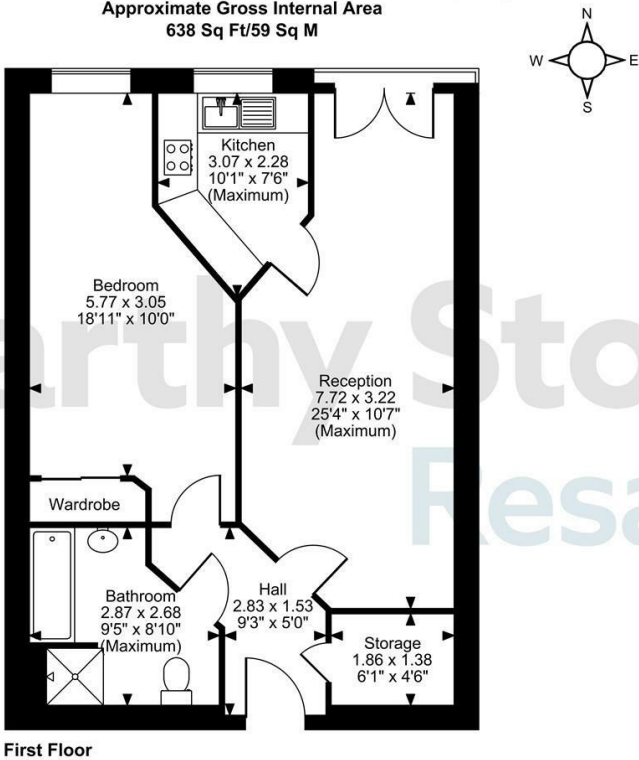
Asking price £165,000 Leasehold

A DELIGHTFUL one bedroom FIRST FLOOR apartment OVERLOOKING COMMUNAL GROUNDS at the front of the development situated within a McCARTHY STONE Retirement Living Plus development benefitting from an ON-SITE RESTAURANT, ESTATE MANAGER and offering quality care services delivered by McCARTHY STONE experienced CQC registered Care team. Furniture is available by separate negotiation.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Henderson Court, North Road, Ponteland, Newcastle upon Tyne
Approximate Gross Internal Area
638 Sq Ft/59 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: D



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A	88	88	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Henderson Court, North Road, Ponteland, Newcastle Upon Tyne

Summary

Henderson Court was purpose built by McCarthy & Stone as a retirement living plus (formally assisted living) development. The development consists of 59 one and two-bedroom retirement apartments for the over 70s. There is an Duty Manager on site permanently and a 24-hour emergency call system provided via a personal pendant alarm and with call points in every room and communal areas.

As well as the privacy of your own apartment, there's the opportunity to lead a full and active social life. You can call into the homeowners' lounge whenever you feel like company, and it's a lovely place to meet up with friends or join in the many activities organised by homeowners and the Estate Management team. The lounge is also the perfect space to invite friends and family over for a special celebration.

Open every day, our table service restaurant serves tasty and nutritious lunches for our homeowners and their friends and family, at a very reasonable price. Supper plates can also be provided to home owners from the kitchen.

Henderson Court also benefits from landscaped gardens and a guest suite for visitors who wish to stay (additional charges apply).



Entrance Hall

Front door with spy hole leads to the entrance hall with door entry system and alarm two way intercom. From the hallway there is a door to a shelved walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector. Doors lead to the living room, bedroom and bathroom.

Living Room

Double opening doors to Juliet balcony with aspect across communal grounds. Fitted glazed bookcase, TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed door leads onto a separate kitchen.

Kitchen

Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap and electrically operated window above. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

Bedroom

Ceiling lights, fitted mirrored wardrobe. TV and phone point.

Bathroom

Fully tiled and fitted with suite comprising of walk-in shower, panelled bath, WC, vanity unit with sink and mirror above. The bathroom has a newly fitted fully sealed non-slip wet room floor (January 2025)



1 bed | £165,000

Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- 1 hour of domestic help per week
- Complimentary tea and coffee in the lounge
- Subsidised restaurant
- Free laundry facilities
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £9,683.95 for the financial year ending 31st March 2026.

Car Parking (Permit Scheme)

Parking is by allocated space subject to availability for a small permit fee.

Lease Information

Lease: 125 years from 30th June 2011
Ground rent: £435 per annum
Ground rent review: 30th June 2026

Additional Information and Services

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

The apartment has an Electrical Installation safety certificate from 2022, this needs to be actioned every 10 years.

