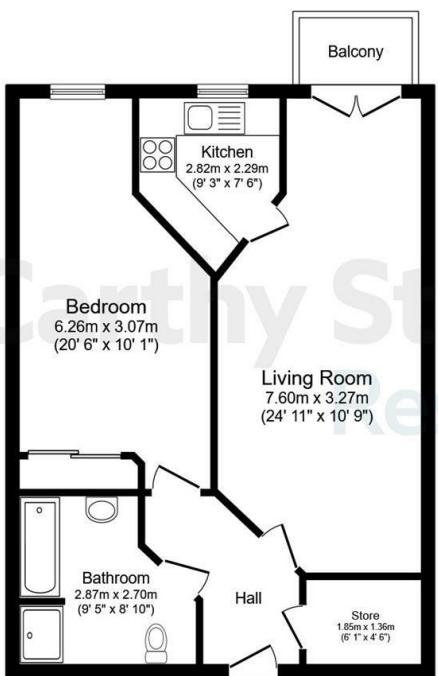


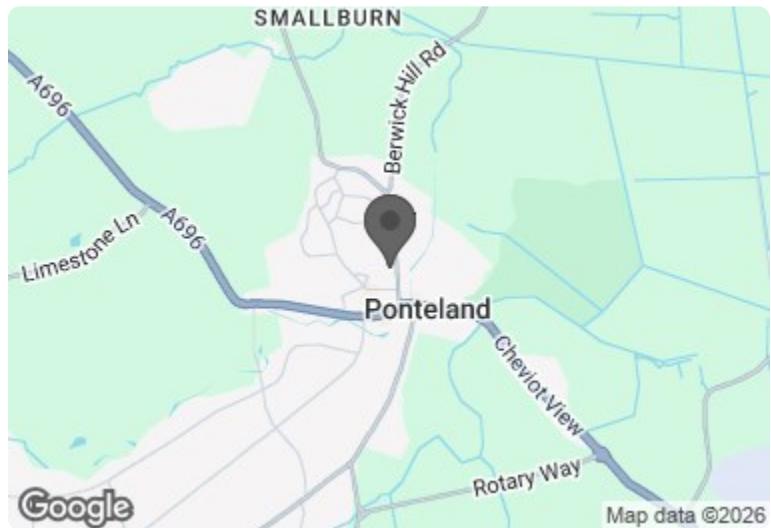
PRICE  
REDUCED



Total floor area 58.3 sq.m. (628 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

**Council Tax Band: D**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	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.

## 27 Henderson Court

North Road, Newcastle Upon Tyne, NE20 9GY



PRICE REDUCTION

**Price £100,000 Leasehold**

Set within the sought-after Henderson Court development in Ponteland, this delightful retirement apartment is designed for those aged 60 and over. It features a comfortable double bedroom, a modern bathroom, and a bright, welcoming reception room.

Enjoy the outdoors from your private walk-out balcony, which overlooks the beautifully maintained communal gardens – an ideal space for relaxation and socialising.

This is a wonderful opportunity to join a friendly and secure retirement community, with local amenities just a short distance away.

**Call us on 0345 556 4104 to find out more.**

# Henderson Court, North Road, Ponteland,

## Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

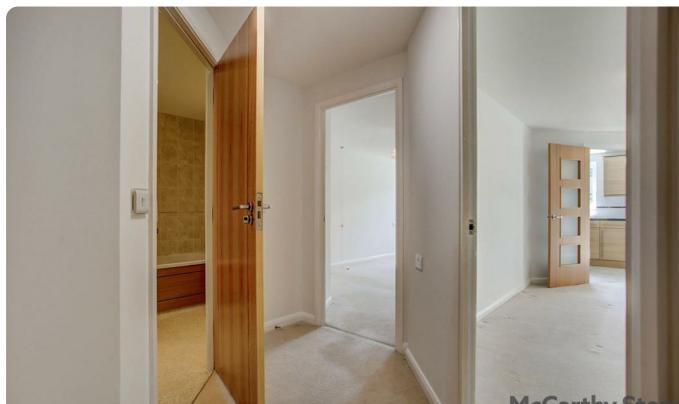
For more information speak with our Property Consultant today.

## Summary

Henderson Court was purpose-built by McCarthy Stone to support independent retirement living plus, previously known as assisted living. The development comprises 59 thoughtfully designed one and two-bedroom apartments, exclusively for the over 70s.

Residents benefit from the reassurance of an on-site Estates Manager and a 24-hour emergency call system, with personal pendant alarms and bathroom call points providing added peace of mind.

In addition to the comfort and privacy of your own home, Henderson Court offers a vibrant and welcoming community. The spacious homeowners' lounge is



perfect for socialising, whether you're meeting friends, attending one of the many resident-led activities, or simply enjoying a change of scenery. It's also a wonderful setting to host family and friends for special occasions.

A key feature of Henderson Court is the on-site table-service restaurant, open daily and serving freshly prepared, nutritious lunches at affordable prices. Guests are welcome, and special dietary requirements can be catered for. A private function room is also available for celebrations, and a communal computer is on hand for resident use.

Additional amenities include beautifully maintained landscaped gardens and a well-appointed guest suite for visiting family or friends (additional charges apply).

## Entrance Hall

The front door, fitted with a security spy hole, opens into a spacious entrance hall where the 24-hour Tunstall emergency response pull-cord system is conveniently located. The hallway also features an illuminated light switch, smoke detector, and a secure door entry system with intercom for added peace of mind. A generous walk-in storage/airing cupboard provides practical space. Doors from the hall lead to the living room, both bedroom, and the bathroom.

## Living Room

The living area features a stylish fireplace with an inset electric fire, along with TV and telephone connection points. There are two ceiling lights, fitted carpets, and raised electric sockets for ease of use. Partially glazed double doors lead through to a separate kitchen.

## Kitchen

The kitchen is fully fitted and features a tiled floor,



# 1 Bed | £100,000

stainless steel sink with mono block lever tap, and under-pelmet lighting. Integrated appliances include a built-in oven, ceramic hob with extractor hood, and a fridge and freezer, all designed for modern convenience.

## Bedroom One

Ceiling lights, walk-in wardrobe. TV and phone point.

## Bathroom

The bathroom is fully tiled and fitted with a modern suite comprising a walk-in shower, separate bath, WC, and a vanity unit with inset sink and mirror above.

## Car Parking (Permit Scheme)

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- 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 per annum (for financial year end 31/03/2026).

## Lease Information

Lease Length: 125 years from 2011

Ground Rent: £435 per annum

Ground Rent review: 2026

## Additional Information & Services

- Superfast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

