



A beautifully presented two bedroom retirement apartment set within the popular Henderson Court development in central Ponteland. The accommodation enjoys an open dual aspect which overlooks the attractive landscaped communal gardens and school playing fields beyond. The rooms are light and spacious throughout and are finished to a high standard. There is also secure intercom access and a lift to all floors. Externally is ample vehicle parking and the location is ideally placed for local amenities and transport links. Viewing is highly recommended - there is no forward chain.

- Two Bedrooms
- Open Dual Aspect
- Lift to All Floors
- Light & Spacious Rooms
- Beautifully Presented
- No Forward Chain

## Henderson Court

The Henderson Court residential development was completed in 2013 and includes 24-hour, all-year-round on site staffing, personal care packages, a table service restaurant and excellent residents facilities. The well maintained grounds have been thoughtfully landscaped and include resident and visitor parking. The enviable location is also positioned in the heart of the village and close to transport links and a variety of amenities.

## Shared Facilities

The shared facilities include a resident and guest car park, a resident lounge and dining room (with fully staffed commercial kitchen serving a selection of three course waitress served lunches offered daily.) two guest flats (available at £25 per night), a laundry facility and an on-site manager.

## Entrance Hall

With built in cloaks cupboard.

## Lounge-Diner 19' 3" by 15' 7" (5m 87cm by 4m 74cm)

Feature fireplace. Two double glazed windows providing dual open aspect. Central heating radiator.

## Kitchen 10' 8" by 5' 11" (3m 25cm by 1m 81cm)

Wall and floor units with laminate surfaces over. Integrated sink and drainer unit with mixer tap. Integrated oven and hob with extractor hood. Integrated fridge-freezer. Double glazed Velux-style window. Tiled floor.

## Bedroom One 12' 9" by 12' 3" (3m 88cm by 3m 73cm)

Fitted wardrobes. Double glazed window. Central heating radiator.

## Bedroom Two 15' 7" by 8' (4m 74cm by 2m 44cm)

Double glazed window. Central heating radiator.

## Bathroom 8' 10" by 8' 10" (2m 70cm by 2m 69cm)

Bath. Walk-in 'wet' shower. Wash hand basin with vanity unit. WC. Heated towel rail.



## External

Landscaped communal residents garden. Private car park.

## Services

Mains electric, water and drainage.  
Council Tax Band E.  
EPC B rating.

## Tenure

Leasehold - 125 years, with 114 years remaining.

## Service Charges

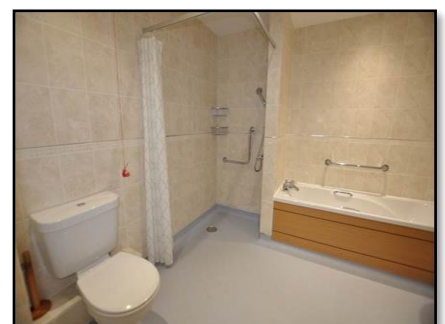
£1081.09 per month. (A weekly cleaning and laundry service is included within the service charge).

## Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

## Agents Note

We are advised the property will be sold complete with all light fittings, curtains and window blinds.  
The sellers are also open to discussion about leaving items of furniture may also available, as desired.



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