



Henderson Court Ponteland

This larger style luxury apartment is situated in Henderson Court which is suitable for the over 70's. The property benefits from a wonderful outlook, sizeable rooms and beautiful decoration throughout. The welcoming entrance hallway benefits from ample storage and gives access to a stylish modern kitchen, open plan living room dining area with Juliette balcony, two double bedrooms, a guest WC and bathroom with walk in shower and bath tub. The development benefits from on-site staff, careline alarm service, lift, residents lounge with complimentary tea and coffee, restaurant with dining room, laundry room, guest facilities and activity schedule, mobility scooter storage room, guest suite and landscaped communal gardens. Ponteland village benefits from a range of amenities including shops, transport links, doctors, restaurants and leisure facilities.

Asking Price: £295,000

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The front door opens to a sizeable hallway with carpeted flooring, remote entry system, wall heater and a sizeable storage cupboard which houses the water heater and tank.

WC

This room benefits from a wash hand basin with tile splashback, WC, vinyl flooring and extractor fan.



Wet Room/Bathroom

An impressive room with wet room walk-in shower, bath tub, wash hand basin inset to storage, part tiled walls, spotlights, wall heater, towel rail and extractor fan.

Open Plan Lounge/Diner 18'7 max into recess x 17'8 max into recess irregular shape (5.66m x 5.38m)

This wonderful space benefits from a double-glazed window and Juliette balcony to the front, carpeted flooring, feature fireplace with electric fire, electric wall heater, a comfortable living area and lovely dining area.



Kitchen 10'7 max into recess x 7'3 max (3.22m x 2.20m)

An elegant fitted kitchen with contrasting worktops, sink unit inset, electric hob with cooker hood, electric oven, integrated fridge freezer, space for a washing machine, tiled flooring, part tiled walls and a double-glazed window to the side.

Principal Bedroom 12'6 x 12'1 plus recess (3.81m x 3.68m)

This charming bedroom has fitted wardrobes, carpeted flooring, an electric wall heater and double-glazed window to the front.



Bedroom Two 9'5 x 14'11 (2.87m x 4.54m)

This beautiful room has fitted wardrobes, carpeted flooring, an electric wall heater and double-glazed window to the side.

Externally the development has landscaped gardens, visitor parking and residents parking which can be arranged for an additional cost.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: Fibre (premises)

Mobile Signal Coverage Blackspot: No

Parking: Can purchase a parking permit or there is visitor parking

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

ACCESSIBILITY

This property has accessibility adaptations:

- Lift access to second floor
- Hand rails in bathroom with walk in shower
- Assistance pull cords in every room

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 125 years from 01st June 2011

Ground Rent: £255 every 6 months.

Service Charge: £1081 per month

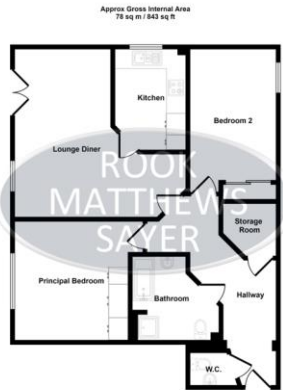
Any Other Charges/Obligations: 1% of sale to Your Life Management Services Limited

COUNCIL TAX BAND: E

EPC RATING: C

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Henderson Court, Ponteland

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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