



Peel House | Ponteland | NE20

£249,000

Presenting a remarkable opportunity to acquire a neutrally decorated flat in a highly sought-after location in the heart of Ponteland Village. This property is listed for sale and offers exceptional value with its unique features and is offered with NO UPPER CHAIN.

The flat is a well-appointed living space with an open-plan design, adding to the sense of spaciousness and ease of movement. The reception room is a highlight with its generous proportions, providing ample dining space and bathing in natural daylight, creating an inviting and warm atmosphere.

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First Floor Apartment

Allocated Parking

No Upper Chain

Beautiful Communal Garden

Spacious Living

Excellent Village Location

For any more information regarding the property please contact us today

The heart of this property is the open-plan kitchen, fitted with integrated appliances, ensuring a seamless and efficient culinary experience. The property benefits from communal gardens, parking, and no upper chain, enhancing the convenience and desirability of this home.

Accommodation comprises two bedrooms; the master bedroom features an en-suite and a walk-through closet, providing ample storage and privacy. The second bedroom is a double and features dual aspect windows, filling the room with plenty of natural light.

The main bathroom features a heated towel rail and large bath tub, adding a touch of luxury.

Nestled in a location with excellent public transport links, nearby schools, local amenities, and walking routes, the property promises a lifestyle of convenience and enjoyment. This flat is a perfect fit for those seeking a blend of comfort and convenience.

Entrance Hall

The front door opens to a carpeted hallway with a radiator and door to:

Inner Hallway

The inner hallway is carpeted and has a radiator, storage cupboard and access to the principal rooms of the property.

Open Plan Lounge/Dining Room 19'8 max into recess x 14'6 max (5.99m x 4.41m)

A light and airy room with three double glazed windows to the front, two double glazed windows to the side, carpeted flooring, two radiators and an opening to the kitchen.

Kitchen 9'3 x 7'9 (2.81m x 2.36m)

There is a fitted kitchen with contrasting work surfaces, sink unit inset, integrated fridge freezer, gas boiler, gas hob with cooker hood, electric oven, integrated slimline dishwasher, washer dryer, tiled flooring and spotlights.

Bedroom One 10'1 x 10'11 (3.07m x 3.32m)

A comfortable bedroom with carpeted flooring, two double glazed windows to the rear, radiator and an opening to the dressing area with mirror front wardrobes.

En-Suite Shower Room

With shower enclosure, wash hand basin, WC, heated towel rail, tiled flooring, part tiled walls, spotlights and extractor fan.

Bathroom

A stylish bathroom with bath tub and shower over, wash hand basin, WC, heated towel rail, part tiled walls, tiled flooring, spotlights and extractor fan.

Bedroom Two 11'7 x 8'6 (3.53m x 2.59m)

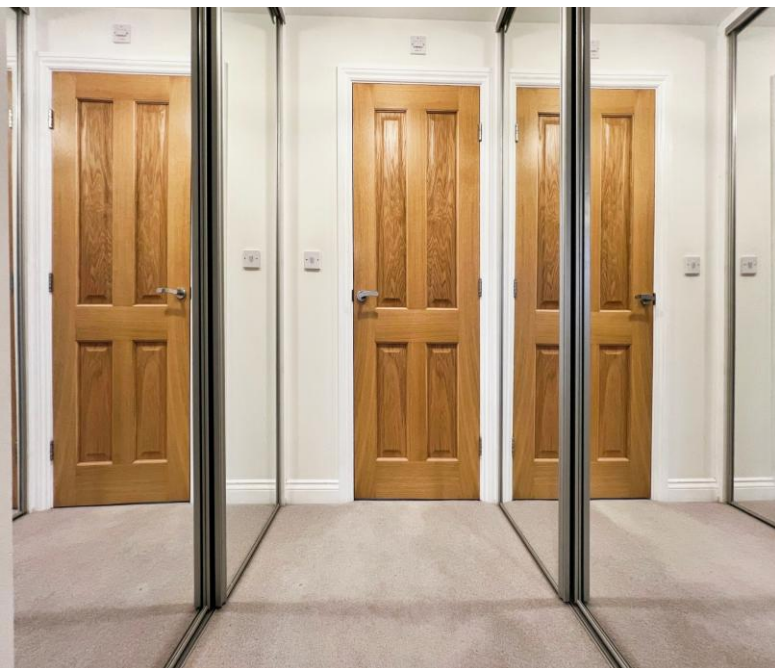
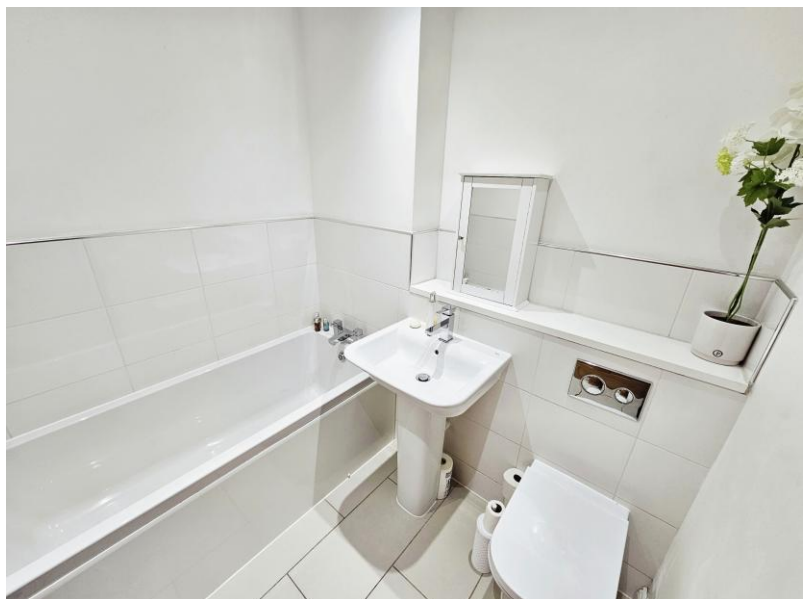
This lovely room has double glazed windows to the side and rear, carpeted flooring and a radiator.

Externally there is an allocated parking space and beautifully maintained communal gardens.

T: 01661 860 228

ponteland@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking space

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.

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 1st April 2011

Ground Rent: £120 per annum

Service Charge: £2000 per annum

COUNCIL TAX BAND: D

EPC RATING: B

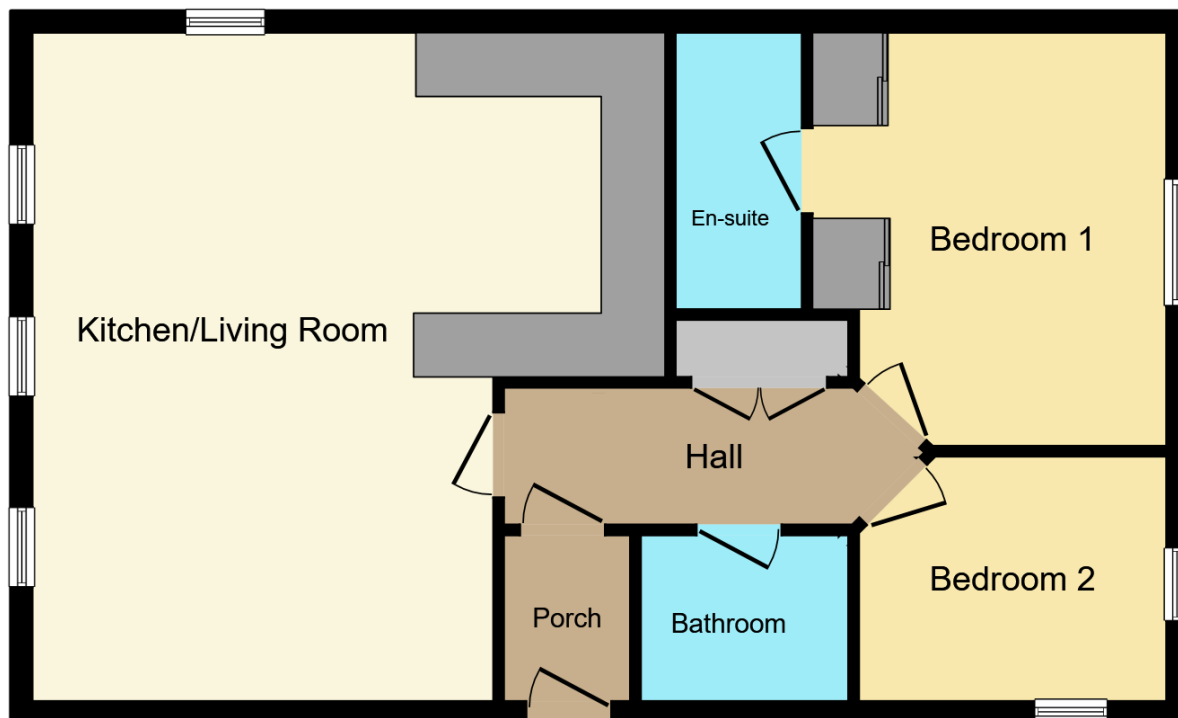
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Floor Plan

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	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



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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