



Peel House | Ponteland | NE20

£249,000



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FIRST FLOOR FLAT

ALLOCATED PARKING

NO UPPER CHAIN

EN SUITE

VILLAGE LOCATION

COUNCIL TAX BAND D

TWO BEDROOMS

EPC RATING B

RMS | Rook
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Sayer



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 interest 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.



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.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

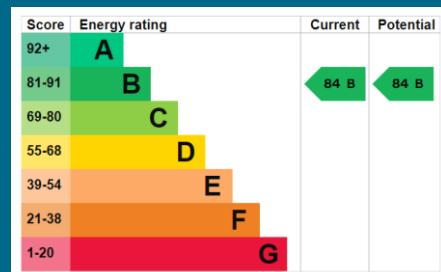
Sewerage: Mains

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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