



## Henderson Court Ponteland

- First Floor Flat
- Purpose built retirement complex
- South facing balcony
- Secure entry phone system to building



**Offers Over: £160,000**

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**ROOK  
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# Henderson Court

Ponteland

## Entrance Hall

A carpeted entrance hall with intercom and sizeable storage cupboard with electric water heater and tank.

## Living Room 10'8 max x 22'6 max into recess (3.25m x 6.85m)

A light and airy room with carpeted flooring, feature fireplace, two electric wall heaters, access to the kitchen and double-glazed French doors to the balcony.

## Balcony

A south facing balcony with beautiful views of the garden.

## Kitchen 7'6 x 9'4 max (2.28m x 2.84m)

A beautifully presented kitchen with electric oven and hob, cooker hood above, work surfaces with sink unit, integrated fridge freezer, tiled flooring, part tiled walls and double-glazed window to the rear.

## Bedroom One 10'1 x 18'2 (3.07m x 5.53m)

A light and airy room with double glazed window to the rear, carpeted flooring, sliding door wardrobes and electric wall heater.

## Wet Room / Bathroom

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

**Externally** there is a pretty communal garden and parking is available at an additional cost.

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: Allocated bays available

## 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 first 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 1<sup>st</sup> June 2011

Ground Rent: £435 per annum.

Service Charge: £801 per month

Any Other Charges/Obligations: Contingency fee of 1% of gross sale price payable by seller to McCarthy & Stone on completion of sale

**COUNCIL TAX BAND: D**

**EPC RATING: B**

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**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.

16 Branches across the North-East

