



Henderson Court

Ponteland

- First Floor Apartment
- Larger Size
- Spacious Living
- One Bedroom
- Over 70's

£ 165,000



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ROOK
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Henderson Court, North Road, Ponteland

PROPERTY DESCRIPTION

For sale is this immaculate, larger one bedroom retirement flat, ideally located in a sought after location, in the heart of Ponteland Village, with easy access to public transport links, local amenities and beautiful green spaces. This property falls within council tax band D and boasts an impressive EPC rating of 'B', reflecting its energy efficiency.

The flat is situated on the first floor, easily accessible via lift, and offers garden views, providing a peaceful and serene living environment. There's no need to worry about an upper chain, simplifying the buying process.

This property features a spacious reception room, complete with a charming fireplace and a view of the garden. It also comprises a large kitchen flooded with natural light, equipped with integrated appliances and ample dining space - perfect for entertaining or enjoying quiet meals.

The double master bedroom is a comfortable sanctuary, fitted with built-in wardrobes for additional storage. Further adding to the generous storage space are two large cupboards, conveniently located within the property.

The bathroom is a true highlight, offering both a wet room shower and a bathtub, complemented with a heated towel rail for that added touch of luxury.

This flat is the perfect choice for those over 70, seeking a homely yet independent living experience in a friendly community setting. Its unique features and prime location make it a rare find. Don't miss out on this opportunity to own a piece of tranquillity.

Living Room: 15'04" x 11'05" - 4.67m x 3.48m

Kitchen: 9'10" (max) x 12'06" (max) - 2.99m x 3.81m

Bedroom: 14'07" (+wardrobes) x 9'05" - 4.45m x 2.87m

Bathroom: 9'01" x 7'05" - 2.77m x 2.26m

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS ELECTRIC
Broadband: ADSL
Mobile Signal Coverage Blackspot: NO
Parking: ALLOCATED

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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 2011

Ground Rent: £435 per annum.

Service Charge: £800 APPROX per month

COUNCIL TAX BAND: D

EPC RATING: B

P00007300.SD.SD.4/2/25.V.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 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 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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