



## Henderson Court

### Ponteland

Rook Matthews Sayer are pleased to present this immaculate retirement home for sale within Henderson Court, Ponteland. The property is a spacious apartment, perfectly suited for over 70's, with a range of appealing features.

Asking Price **£160,000**

01661 860 228  
Ash House, Bell Villas, Ponteland, NE20 9BE

ROOK  
MATTHEWS  
SAYER

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### PROPERTY DESCRIPTION

This flat comes with one double master bedroom, equipped with built-in wardrobes, offering plenty of storage space for personal belongings. The property features one bathroom, designed as a convenient wet room shower, and it also includes a comfortable bathtub.

The kitchen is a bright space with plenty of natural light and ample storage. It comes equipped with integrated appliances, designed for easy and efficient use. There is also one reception room, which offers an open-plan living and dining area. French doors lead to a south facing balcony, a unique feature of this property offering a sunny space for relaxation and enjoyment of the outdoors.

In terms of location, this property is in a sought-after area, with easy access to public transport links and local amenities. Green spaces and nearby parks add to the appeal of the location, providing opportunities for leisurely walks and outdoor activities.

In summary, this immaculate flat offers a comfortable and convenient living environment, with a range of well-designed features and a great location. The south facing balcony is a particular highlight, offering a sunny space for relaxation and pleasure. For those over 70's seeking a retirement home that combines comfort, convenience, and quality, this property is an excellent choice.

Living Room: 23'06" (max) x 10'09" (max) –  
7.16m x 3.28m

Kitchen: 8'02" (max) x 7'06" – 2.48m x 2.29m

Bedroom: 18'10" x (max) x 10'01" (max) – 5.74m  
x 3.07m

Bathroom: 8'10" x 9'05" (max) – 2.69m x 2.87m

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS ELECTRIC

Broadband: CABLE

Mobile Signal Coverage Blackspot: NO

Parking: COMUNNAL

#### 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 2012

Ground Rent: £435 per annum.

Service Charge: £9,618 per annum

**COUNCIL TAX BAND: D**

**EPC RATING: B**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	88 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.

16 Branches across the North-East

