

# Peel House Ponteland

This immaculate flat, currently listed for sale, boasts a prime location in the charming setting of Ponteland village with private access and private communal gardens. Excellent public transport links, local amenities, and green spaces nearby, this property offers the perfect blend of convenience and tranquillity.

OFFERS OVER **£475,000** 





# Peel House Ponteland

## **PROPERTY DESCRIPTION**

The apartment is located on the ground floor and features a light and airy design. With two dedicated parking bays, you'll never have to worry about finding a spot. It offers three double bedrooms, two reception rooms, and a generous kitchen, making it an ideal home for a family or professionals.

The master bedroom is a double-sized room with built-in wardrobes, offering ample storage space. The other two bedrooms are also double, with one featuring built-in wardrobes.

The property offers two bathrooms. Bathroom one is a spacious shower room, equipped with a rain shower and a heated towel rail, ensuring a luxurious experience, easily accessed from the main bedroom. Bathroom two features a shower over bath and a heated towel rail, offering versatility and comfort.

The open-plan kitchen is a cook's dream, featuring a kitchen island and granite countertops. The kitchen is flooded with natural light and offers a generous dining space and garden view making it an ideal setting for family meals or entertaining guests.

The main reception room is a generous living space with a fireplace and dual aspect windows offering a garden view.

Overall, this property is a fine example of comfortable and stylish living, with its EPC rating of C indicating a good level of energy efficiency. Formally two separate apartments converted into one property will not be on the market for long, so book your viewing today.

Living Room: 14'09" x 21'04" - 4.49m x 6.51m

Kitchen / Diner: 30'11" (max) x 12'10" (max) - 9.41m x

3.92m

Bedroom One: 16'11" (+ wardrobes) x 10'10" - 5.16m x

3.31m

Bedroom Two: 14'03" x 11'10" (+ wardrobes) - 4.33m x

3.60m

Bedroom Three: 18'00" (max) x 9'05" (max) x 5.48m x

2.86m

Bathroom: 6'10" x 5'09" - 2.08m x 1.76m

Shower Room: 11'08" x 6'07" - 3.56m x 2.00m

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS Water: MAINS Sewerage: MAINS Heating: MAINS GAS Broadband: CABLE

Mobile Signal Coverage Blackspot: NO

Parking: 2X PARKING BAYS

### 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: £320 per annum. Service Charge: £3,720 per annum

**COUNCIL TAX BAND:** E **EPC RATING:** C

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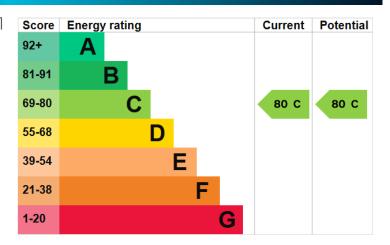








Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, window, rooms and any other item are approximate and no exponsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system an applications shown have no been tested and no guarantee as to their operability or efficiency on the given.





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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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