



Mayfair Gardens | Ponteland | NE20

£275,000

ROOK
MATTHEWS
SAYER



Ground Floor Apartment

Larger Than Standard

Generous Open Plan Living

Modern Kitchen

Two Bedrooms

Bathroom

Garage

No Upper Chain

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

This immaculate ground floor flat is offered for sale in the heart of Ponteland Village, Newcastle upon Tyne. The property features two double bedrooms, including a master bedroom with built-in wardrobes, and a modern bathroom fitted with a heated towel rail and a shower over the bath. There is a generous open-plan living and dining area with a garden view, large bay window, and an electric fire. The space further benefits from a modern kitchen with natural light, open to the dining area. There is also a large walk in storage cupboard in the hallway.

The flat comes with a larger than standard layout, as well as a garage and on street parking, providing convenient parking options. There is no upper chain associated with this sale. The property has an EPC rating of C and falls under council tax band G.

Located within easy reach of a variety of local amenities, residents have access to Ponteland's high street, which offers a range of shops, cafés, and restaurants. The flat is positioned close to local schools and parks, such as Ponteland Park, ideal for walks and outdoor activities. Public transport links are readily accessible, with the nearby Newcastle International Airport Metro station offering connections to Newcastle city centre in around 20 minutes. Regular bus services also operate from Ponteland into Newcastle and surrounding areas.

This property presents a practical option for buyers seeking spacious living accommodation with excellent access to local facilities and public transport in Ponteland Village.

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Living / Dining Room:
28'10" (max) x 15'00" (max) - 8.79m x 4.57m

Kitchen:
9'01" x 11'08" - 2.77m x 3.56m

Bedroom One:
11'08" x 13'09" - 3.56m x 4.19m

Bedroom Two:
9'06" x 8'10" - 2.90m x 2.69m

Bathroom:
9'00" x 6'08" - 2.74m x 2.03m

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: Garage

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: 99 years from 1997

Service Charge: £1200 per annum

COUNCIL TAX BAND: D

EPC RATING: C

P00007510.SD.SD.25/11/25.V.1





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 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



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.