



Mayfair Gardens | Ponteland | NE20

**Offers Over £250,000**

**RMS** | Rook  
Matthews  
Sayer



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## GROUND FLOOR

## LARGER STYLE APARTMENT

### GENEROUS OPEN PLAN

### NO UPPER CHAIN

### MODERN KITCHEN &

### COUNCIL TAX BAND D

### GARAGE

### EPC RATING C

For any more information regarding the property please contact us today

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.

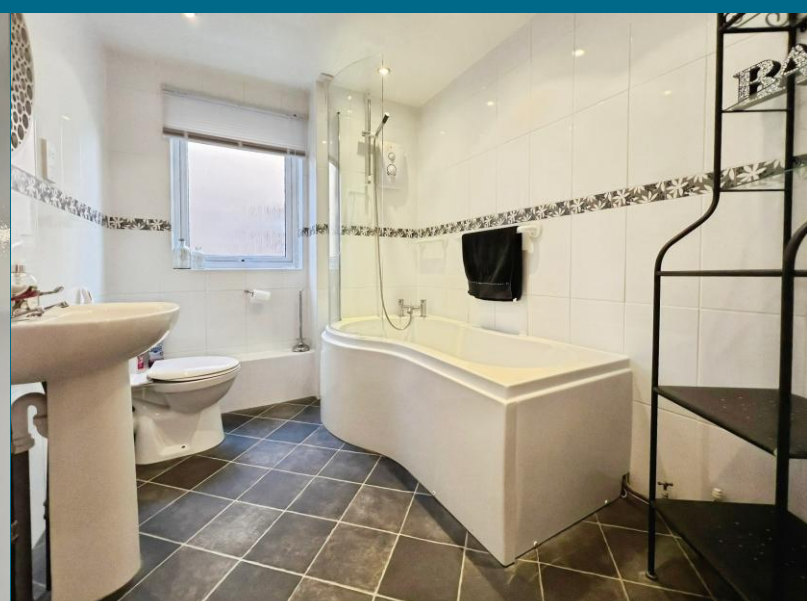
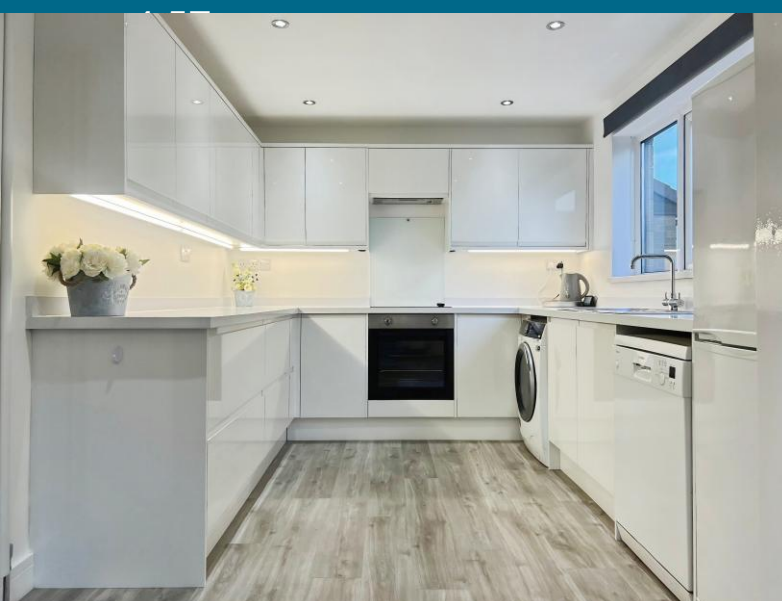
This property presents a practical option for buyers seeking spacious living accommodation with excellent access to local facilities and public transport in Ponteland Village.





28'10" (max) x 15'00" (max) - 8.79m

Water: Mains



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

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

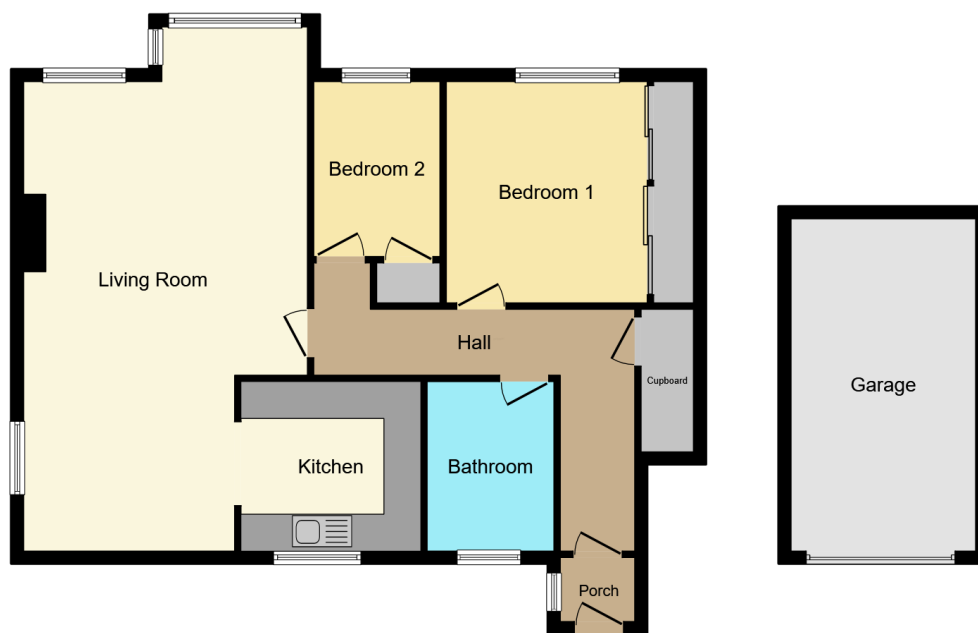
T: 01661 860 228  
ponteland@rmsestateagents.co.uk

COUNCIL TAX BAND: D  
EPC RATING: C  
**RMS** | Rook Matthews Sayer

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Floor Plan

Garage

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](http://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		