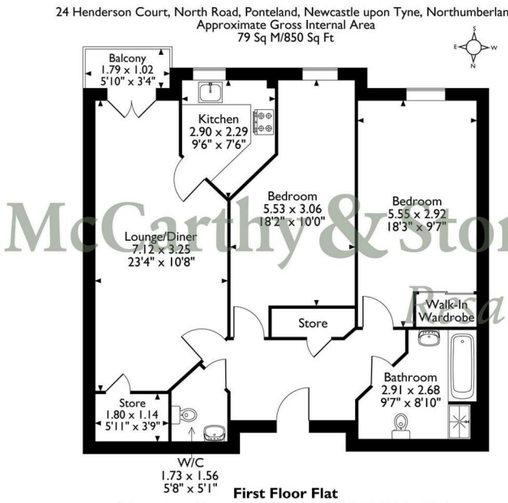
Excellent

Trustpilot

McCarthy & Stone
Resales.

24 Henderson Court, North Road, Ponteland, Newcastle upon Tyne, Northumberland
Approximate Gross Internal Area
79 Sq M/850 Sq Ft

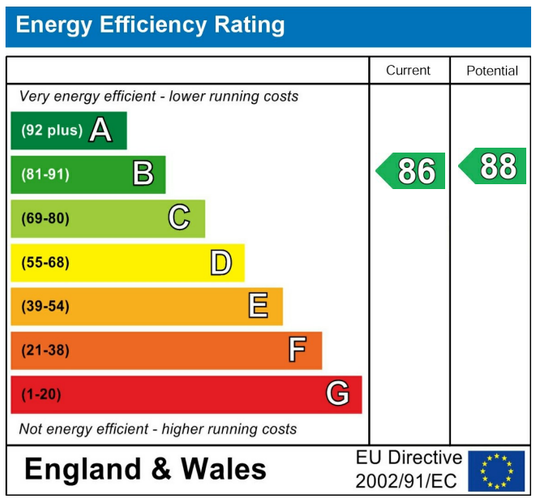



First Floor Flat

McCarthy & Stone Resales.

The position & size of doors, windows, appliances and other features are approximate only.
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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544

The Property Ombudsman







## 24 Henderson Court

North Road, Newcastle Upon Tyne, NE20 9GY

2 | 1 | Council Tax Band: D

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 24 Henderson Court could be the ideal place for you. Contact our team to arrange an appointment to view.

## Asking price £250,000
## Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

### Why you'll love living here:

- Spacious two-bedroom apartment
- Desirable south-facing aspect
- Private walk-out balcony
- Bright and airy lounge
- Separate fully fitted kitchen
- Integrated kitchen appliances
- Main bedroom with fitted wardrobe
- Walk-in shower and separate bath
- Generous walk-in storage cupboard
- Secure entry and emergency call system

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

# 24 Henderson Court, Newcastle Upon Tyne

2 | 1 | Asking price £250,000

## Summary
Henderson Court is a McCarthy Stone Retirement Living Plus development designed for the over-70s, offering 59 one and two-bedroom apartments. Residents enjoy an on-site Estates Manager, 24-hour emergency call system, welcoming homeowners' lounge, landscaped gardens, guest suite and a restaurant serving freshly prepared lunches with daily table service.

## Apartment Overview
A spacious, south-facing two-bedroom apartment featuring a bright and airy lounge with access to a private walk-out balcony. Part-glazed double doors lead to a separate fitted kitchen with integrated appliances, including an oven, ceramic hob, fridge and freezer. Both bedrooms are generously sized, with the main bedroom benefiting from a fitted wardrobe. The fully tiled bathroom offers both a walk-in shower and separate bath. Additional features include a spacious entrance hall, generous walk-in storage cupboard, secure entry intercom and 24-hour emergency call system.

## Additional Information & Services
• Ultrafast Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

## Care & Support
The personal care services available at Henderson Court can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

## Social Lifestyle
The Communal Lounge is at the heart of the community at Henderson Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

## Service Charge
What your service charge pays for:
• Estate Manager who ensures the development runs smoothly
• CQC Registered care staff on-site 24/7 for your peace of mind
• 1 hour cleaning / domestic assistance per week, per apartment
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• The running costs of the onsite restaurant
• Cleaning of communal areas daily
• Cleaning of windows
• Maintenance of the landscaped gardens and grounds
• Repairs & maintenance to the interior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service Charge: £13,717.67 per annum (up to financial year end 31/03/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

## Car Parking (Permit Scheme)
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## Lease Information
Lease: 125 years from 1st June 2011
Ground Rent: £435 per annum
Ground Rent review: 1st June 2026

## Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.

• Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.















