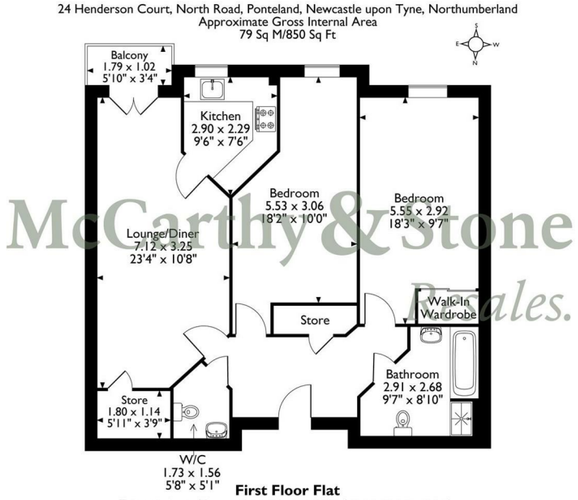
Excellent

Trustpilot

McCarthy & Stone
Resales.

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



The position & size of doors, windows, appliances and other features are approximate only.
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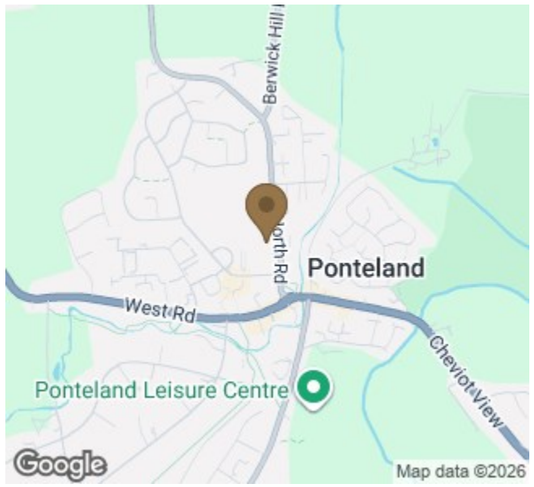

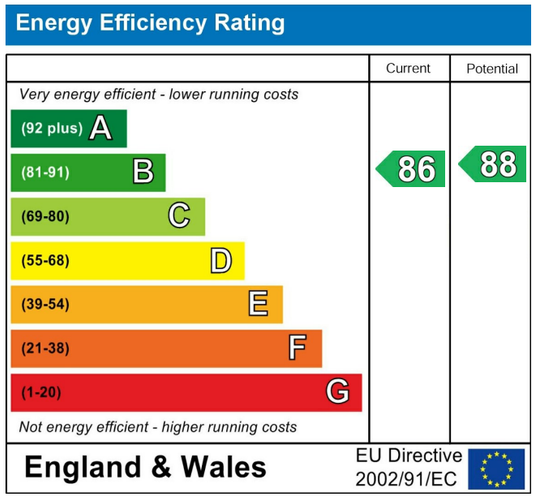

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
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 £275,000
Leasehold

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

Why you'll love living here:

- Two bedromm first floor apartment
- Views across the communal gardens
- Energy efficient
- Pet friendly
- Removal packages available
- Estate Manager + 24-Hour staffing
- Communal Lounge where social events take place
- Guest Suite for visiting family & friends
- On-Site Table Service Restaurant
- Part exchange available

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

24 Henderson Court, Newcastle Upon Tyne

2 | 1 | Asking price £275,000

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.

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

Entrance Hall
The front door, with security spy hole, opens into a spacious hallway featuring a 24-hour emergency pull-cord system, illuminated light switch, smoke detector and secure entry intercom. There is also a generous walk-in storage cupboard and access to the living room, both bedrooms and bathroom.

Living Room
A bright, south-facing living room with a walk-out balcony, fitted carpet, two ceiling lights, raised electrical sockets, and TV and telephone points. Part-glazed double doors lead into the separate kitchen.

Kitchen
A fully fitted kitchen with tiled flooring, under-cabinet lighting and a stainless-steel sink. Integrated appliances include an oven, ceramic hob with extractor hood, fridge and freezer.

Bedroom One
A spacious bedroom featuring ceiling lights, fitted carpet, TV and telephone points, and a fitted wardrobe.

Bedroom Two
A spacious second bedroom with ceiling lights, fitted carpet, TV and telephone points.

Bathroom
The bathroom is fully tiled and fitted with a modern suite comprising a walk-in shower, separate bath, WC, and a vanity unit with inset sink and mirror above.

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.

Service Charge (breakdown)
• Cleaning of communal windows
• Water rates for communal areas and apartments
• Electricity, heating, lighting and power to communal areas
• 24-hour emergency call system
• Upkeep of gardens and grounds
• Repairs and maintenance to the interior and exterior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance

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

Annual Service charge £13,717.67 for the financial year ending 31/03/2027.

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

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