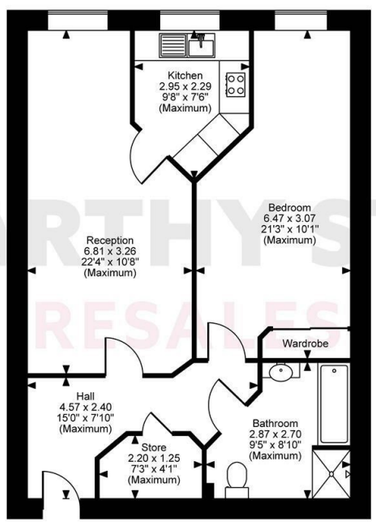
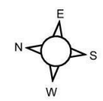
McCarthy Stone
Resales

Henderson Court, North Road Ponteland, Newcastle upon Tyne
Approximate Gross Internal Area
643 Sq Ft/60 Sq M





Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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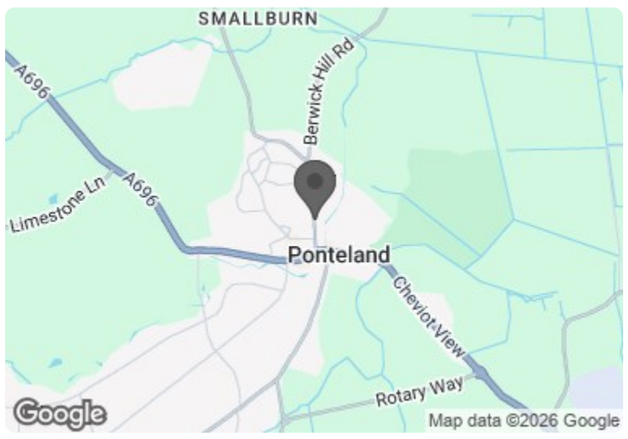
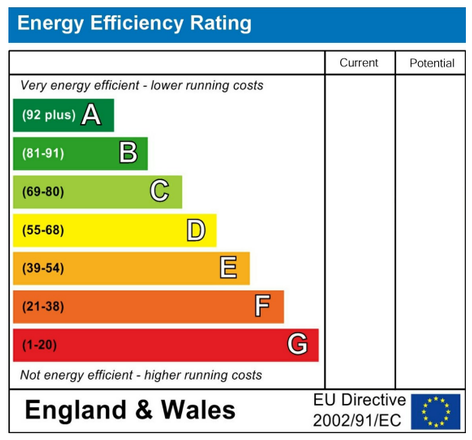
McCARTHY STONE
RESALES

Council Tax Band: D





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. Please contact the Property Consultant for further information. 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 or wasted time or travel expenses. The details contained within this brochure are for information purposes only and 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.

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Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ.
Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy Stone
Resales

58 Henderson Court

North Road, Newcastle Upon Tyne, NE20 9GY

PRICE REDUCTION

Asking price £125,000 Leasehold

A DELIGHTFUL one bedroom SECOND FLOOR apartment OVERLOOKING THE GARDENS at the front of the development situated within a McCARTHY STONE Retirement Living Plus development benefitting from an ON-SITE RESTAURANT, ESTATE MANAGER and offering quality care services delivered by McCARTHY STONE experienced CQC registered Estates team.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Henderson Court, North Road, Ponteland,

1 Bed | £125,000

Henderson Court
Henderson Court was built by McCarthy & Stone purpose built for retirement living plus formally assisted living. The development consists of 59 one and two-bedroom retirement apartments for the over 70s. There is an Estates Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in every room.
As well as the privacy of your own apartment, there's the opportunity to lead a full and active social life. You can call into the homeowners' lounge whenever you feel like company, and it's a lovely place to meet up with friends or join in the many activities organised by homeowners and the Estate Management team. The lounge is also the perfect space to invite friends and family over for a special celebration.
Our table service restaurant serves tasty and nutritious lunches for our homeowners and their friends and family, at a very reasonable price. All the food is freshly prepared and we can cater for special dietary requirements. For a special occasion or celebration, you're also welcome to book our function room and there is a computer available to use here.
Henderson Court also benefits from landscaped gardens, a mobility scooter storage room, laundry room, reading and hobby room, 2 lifts and a guest suite for visitors who wish to stay (additional charges apply).

Local Area
Henderson Court is ideally located on North Road in the historic village of Ponteland conveniently located for the villages shopping facilities. The local Health Centre, post office and Chemist are located at Broadway Shopping Centre, which is just off Thornhill Road. The village centre boast a Sainsbury and Waitrose supermarket, Opticians and several banks with a selection of eateries found just along Ponteland Road and West Road. The nearest major shopping centres are Newcastle City Centre and the Metro Centre at Gateshead. The village has numerous clubs and societies as diverse as Local History groups to Repertory Societies, and for those with an active lifestyles there is a Leisure Centre and Swimming Pool.

Entrance Hall
Front door with spy hole leads to the large entrance hall - the 24-hour emergency response pull cord system, illuminated light switches, smoke detector and apartment security door entry system with intercom are situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard and further doors lead to the lounge, bedroom and bathroom.

Lounge
A spacious lounge with ample space for dining and a feature electric fire with stone effect surround which acts as an attractive focal point. TV and telephone points, two ceiling lights, fitted carpets and raised electric power sockets. A partially glazed door lead into the separate kitchen.

Kitchen
Fully fitted modern kitchen with a range of wood effect base and wall units and roll top work surface with stainless steel sink with mono block lever tap, which sits beneath an electrically operated window overlooking communal gardens. Integrated appliances include a built-in oven, ceramic hob with extractor hood over fridge and freezer and under pelmet lighting. Tiled flooring, tiled splash-backs, under pelmet lighting, central ceiling spot lights and an emergency pull-cord.

Bedroom
Beautifully decorate bedroom with window overlooking communal gardens towards the front of the development. Built in mirror fronted double wardrobe with sliding doors. TV and telephone points, ceiling light, fitted carpets, raised electric power sockets and emergency pull-cord.

Bathroom
Fully tiled walls with anti-slip flooring. Level access to the shower with shower curtain, adjustable handheld showerhead and hand rail. Bath with mixer tap and hand rail, WC, vanity unit with wash basin and mirror with light and shaving point above. Electric heated towel rail, extractor fan and emergency pull-cord.

Service Charge
- Estate Manager
- CQC registered care staff on-site 24-hours a day
- One hour of domestic support per week is included in the service charge
- Running of the on-site restaurant
- Cleaning of all communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Apartment window Cleaning (outside only)
- 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
- Intruder alarm system

Additional services including care and support is available at an extra charge. This can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

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 Estates Manager.

Service charge: £10,247.69 per annum (financial year ending 31st March 2027)

Car Parking Permit Scheme- subject to availability
Parking is by allocated space subject to availability. The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the Estate Manager on site for availability.

Leasehold Information
Lease Length: 125 years from 2011
Ground rent: £435 per annum
Ground rent review: Jun-26
Managed by: Your Life Management Services

Additional Information and Services
- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT