



Henderson Court | Ponteland | NE20

£180,000

This one-bedroom retirement flat is offered for sale in Newcastle upon Tyne, within a development reserved for over 70s. Located on the ground floor, the property includes a private terrace, providing an outdoor seating area directly accessible from the main living space.

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GROUND FLOOR APARTMENT

OVER 70'S DEVELOPMENT

OPEN PLAN LIVING

ACCESS TO PATIO

MODERN KITCHEN

SPACIOUS DOUBLE BEDROOM

WET ROOM BATHROOM

LARGE STORAGE CUPBOARD

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION: The open-plan kitchen and reception room benefit from large windows, allowing in natural light and creating a bright everyday living area. The reception room also features a fireplace and direct access to the terrace. The kitchen area is open to the living space, supporting convenient day-to-day use.

The double master bedroom includes built-in wardrobes and two windows, offering useful storage and a light aspect. The bathroom is arranged as a wet room and includes both a bath tub and heated towel rail.

The flat is presented in immaculate condition and is set in a location with local amenities and public transport links. Nearby, residents can access the facilities of Newcastle upon Tyne, including shops, cafés and services. Local parks and green spaces around the wider area provide opportunities for walks and recreation.

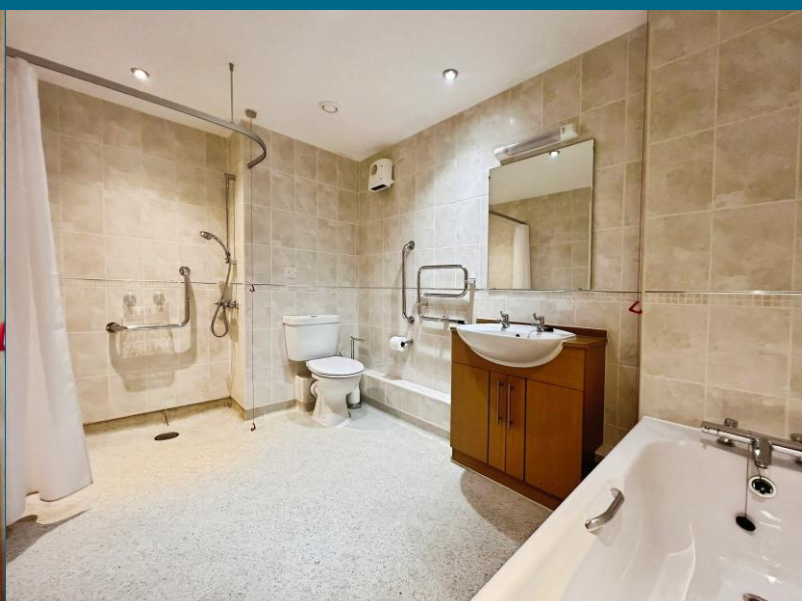
Public transport is available via nearby bus routes connecting into Newcastle city centre and surrounding districts, offering access to mainline rail services from Newcastle Central Station with routes to Edinburgh, York and London. Road links also provide access to the wider Tyneside area and regional attractions.

Overall, this retirement home offers a ground-floor, one-bedroom flat with private outdoor space, open-plan living and features suited to over 70s seeking a property for sale in Newcastle upon Tyne.

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Living Room / Kitchen:
26'02" x 10'08" - 7.98m x 3.25m

Bedroom:
16'05" x 9'10" - 5m x 2.99m

Bathroom:
11'01" x 7'03" - 3.38m x 2.21m

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Electric
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: Allocated

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.

ACCESSIBILITY

This property has accessibility adaptations:

- Ramp access to front door
- Accessible handrail to side door
- Wet room to ground floor

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: 125 years from 2011

Service Charge: £806.99 per month

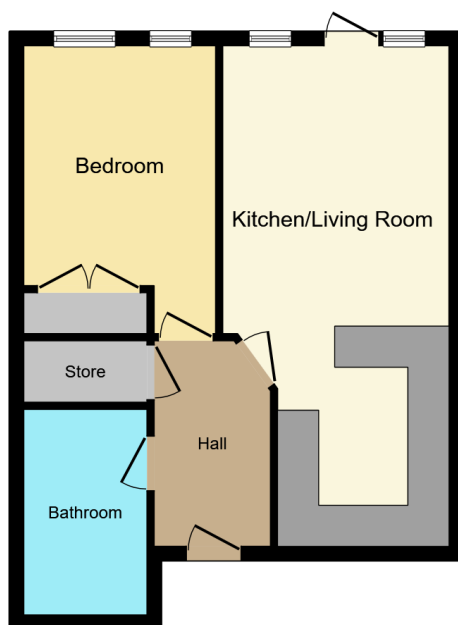
Ground Rent: £217.50 6 monthly

COUNCIL TAX BAND: D

EPC RATING: TBC

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Floor Plan

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

FLOORPLAN

EPC RATING: TBC