



Henderson Court | Ponteland | NE20

**£140,000**



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**RETIREMENT PROPERTY**

**COMMUNAL GARDENS**

**SECOND FLOOR**

**EPC RATING B**

**24 HOUR ASSISTANCE**

**COUNCIL TAX BAND D**

**SECURE ENTRY SYSTEM**

**LEASEHOLD**

**RMS** | Rook  
Matthews  
Sayer



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**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

### Entrance Hall

The front door opens to a carpeted hallway with a generous walk-in storage cupboard with shelving and water tank.

### Lounge/Dining Room 24'7 max into recess x 10'9 max into recess irregular shape (7.49m x 3.27m)

This light and airy room has views over the garden through a double-glazed window to the rear. There is a feature fireplace, carpeted flooring, a dining area and door to the kitchen.

### Kitchen 7' 6 x 8'2 irregular shape (2.28m x 2.48m)

An elegant fitted kitchen with contrasting worktops, sink unit inset, apart tiled walls, an electric hob with cooker hood above, an electric oven, tiled flooring, and integrated fridge freezer, under unit lighting and a double-glazed window to the rear.

### Wet Room Bathroom

This accessible room has a walk-in shower, bath tub, wash hand basin inset to storage, WC, tiled walls, an extractor fan, an electric wall heater and spotlights.

### Bedroom 19'8 max to recess x 10'3 max (5.99m x 3.12m)

A generous bedroom with fitted wardrobes, carpeted flooring and a double-glazed window to the rear.

**Externally** there is a fabulous communal garden with seating areas to enjoy the colourful selection of plants and shrubs. There is permit parking available for residents to purchase on a yearly basis and visitor parking for guests.

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

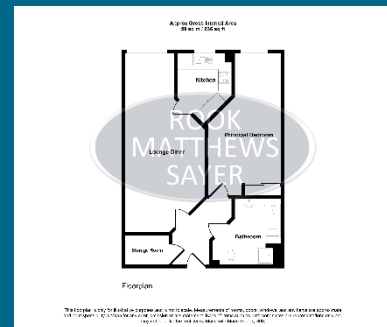
Sewerage: Mains

Heating: Electric

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking space at a cost of £250 per year



### MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

### ACCESSIBILITY

This property has accessibility adaptations:

- Lift – maintenance included in service charge
- Wet room – with railings throughout
- Emergency system alarm cord through out

### 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 1<sup>st</sup> June 2011

Ground Rent: £435.00 per annum.

Service Charge: £10247.64 per annum

**COUNCIL TAX BAND: D**

**EPC RATING: B**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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