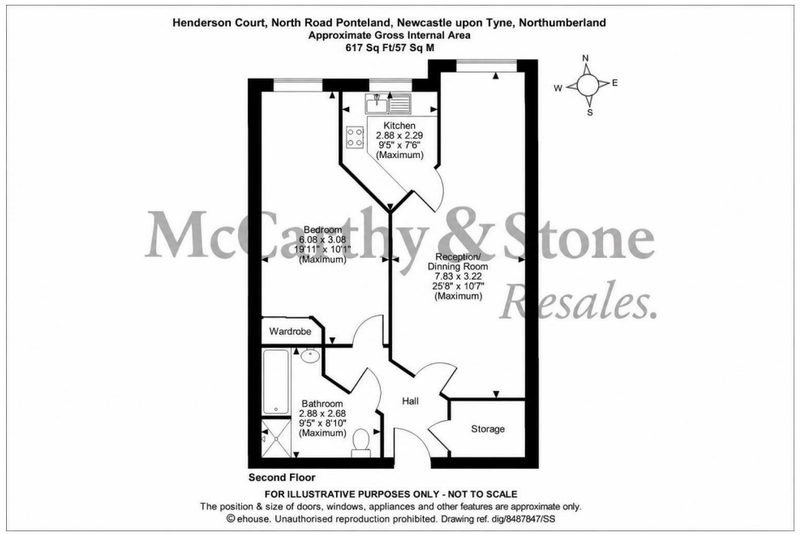
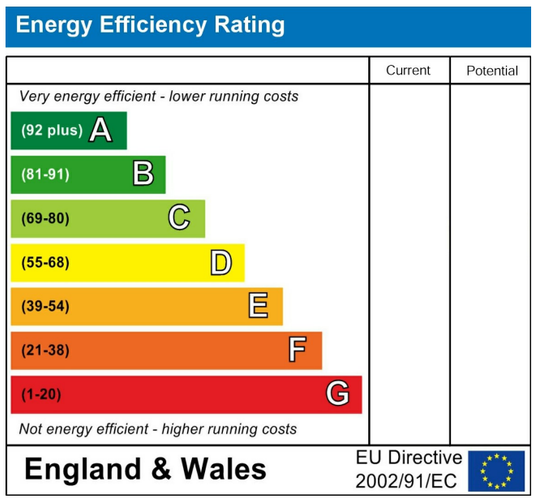
Excellent

Trustpilot

McCarthy & Stone
Resales.







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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544

The Property Ombudsman







44 Henderson Court

North Road, Newcastle Upon Tyne, NE20 9GY

1 | 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 44 Henderson Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £160,000
Leasehold

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

Why you'll love living here:

- Beautifully presented one-bedroom retirement apartment
- Attractive views across communal gardens
- Spacious living room with dining area
- Feature electric fireplace
- Modern kitchen with integrated appliances
- Double bedroom with fitted wardrobe
- Bathroom with level-access shower and bath
- Residents' lounge and table-service restaurant
- On-site Estates Manager
- 24-hour emergency call system

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

44 Henderson Court, Newcastle Upon Tyne

1 | 1 | Asking price £160,000

Development Overview
Henderson Court is a sought-after McCarthy Stone Retirement Living PLUS development, comprising 59 one and two-bedroom apartments exclusively for the over 70s. Designed to offer independent living with additional support when needed, the development benefits from an on-site Estates Manager, a 24-hour emergency call system and tailored care packages.

Excellent communal facilities include a welcoming homeowners' lounge, table-service restaurant serving freshly prepared meals, landscaped gardens, reading and hobby room, laundry facilities, mobility scooter storage, two lifts and a guest suite for visiting friends and family (additional charges apply).

Ideally situated on North Road in the historic village of Ponteland, Henderson Court enjoys convenient access to a range of local amenities, including Waitrose, Sainsbury's, independent shops, restaurants, a health centre, pharmacy and leisure centre.

The development offers a wonderful combination of independence, security and companionship, with an active social community and the reassurance of additional support should it be required.

Apartment Overview
A beautifully presented one-bedroom retirement apartment enjoying attractive views across the communal gardens at the front of the development.

The apartment features a welcoming entrance hall with a generous walk-in storage cupboard, a spacious living room with ample space for dining and an attractive feature electric fireplace. A partially glazed door leads to a separate, modern fitted kitchen with integrated appliances and an electrically operated window overlooking the gardens.

The well-proportioned double bedroom benefits from a built-in mirrored wardrobe and pleasant garden views, whilst the fully tiled bathroom features both a level-access shower and a separate bath, providing added convenience and flexibility.

Further benefits include raised electrical sockets, illuminated light switches, a security door entry system and a 24-hour emergency call system, offering additional peace of mind.

Car Parking Permit Scheme
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.

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

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.

To make life even more convenient for homeowners there are two local Hairdressers and a Foot Health Practitioner that visit Henderson Court on a regular basis and always happy to welcome new clients.

Landscaped Gardens
One of the main social hubs of Henderson Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

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.

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: £10,247.69 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.

Leasehold Information
Lease Length: 125 years from 2011
Ground rent: £435 per annum
Ground rent review date: 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.













