



Henderson Court | Ponteland | NE20

**£160,000**

Presenting an immaculate one-bedroom retirement flat designed exclusively for over 70s, located in a sought-after area with excellent public transport links and close access to local amenities. This property is situated in a well-maintained building and provides a comfortable, practical space ideal for independent living

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## RETIREMENT APARTMENT

## FIRST FLOOR

### SPACIOUS LIVING

### LARGE DOUBLE BEDROOM

### BATHROOM

### NO UPPER CHAIN

For any more information regarding the property please contact us today

**PROPERTY DESCRIPTION:** The reception room features large windows that allow plenty of natural light to flood the living dining space, along with delightful garden views and a Juliet balcony, creating a relaxing environment perfect for entertaining or unwinding. The modern kitchen offers a spacious breakfast area with views over the gardens, making it an inviting spot to start your day.

The double bedroom benefits from built-in wardrobes, providing ample storage and a clutter-free setting. The bathroom is equipped with a new shower, a heated towel rail, and the advantage of a window for fresh air and natural light.

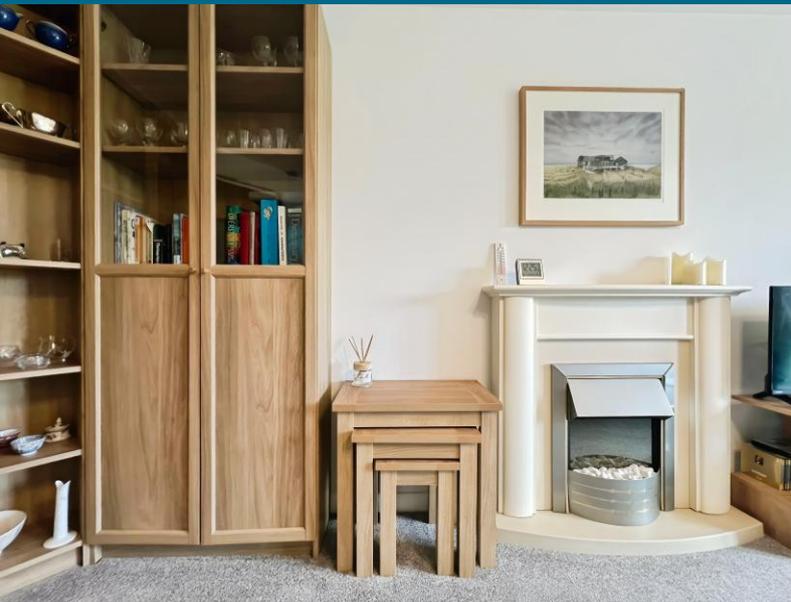
This flat has been updated with new electric radiators, ensuring efficient and comfortable heating throughout. The property achieves a solid EPC rating of B and falls under Council Tax Band D.

The location is ideal for those seeking convenience and community, with public transport, shops, and essential services just a short walk away. This immaculate retirement property offers a harmonious balance of peace, practicality, and pleasant surroundings, perfect for enjoying later life. Early viewing is recommended to appreciate all that this home has to offer. Henderson Court is staffed 24hrs a day and benefits from a homeowners lounge with regular activities for those looking to get involved socially, an emergency call/pendant system, an hour of domestic help per week included in the service charge, on site restaurant (additional charges apply), beautiful gardens and grounds, allocated parking (subject to charges and availability), laundry room, guest suite (charges apply) and storage room for mobility scooters.

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**Living Room:**  
11'00" x 20'05" - 3.35m x 6.22m

**Kitchen:**  
8'04" x 9'03" - 2.54m x 2.82m

**Bedroom:**  
15'07" (max) x 9'09" - 4.75m x 2.97m

**Bathroom:**  
9'09" x 6'05" - 2.97m x 1.96m

**PRIMARY SERVICES SUPPLY**

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: ELECTRIC  
Broadband: FIBRE  
Mobile Signal Coverage Blackspot: NO  
Parking: ALLOCATED – PAYABLE SEPARATE

**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.

**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 JUNE 2011  
Ground Rent: £217.50 per 6 month  
Service Charge: £806.99 per month

**COUNCIL TAX BAND: D**

**EPC RATING: B**

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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.

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