



Henderson Court | Ponteland | NE20

**£150,000**

This immaculate first-floor retirement flat, available for sale with no upper chain, is ideally suited for those over 70 seeking easy, independent living in a sought-after location. Benefiting from convenient lift access, the property enjoys lovely garden views from several aspects, bringing a sense of tranquility to daily life.

**RMS** | Rook  
Matthews  
Sayer



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**RETIREMENT APARTMENT**

**SPACIOUS DOUBLE BEDROOM**

**OPEN PLAN LIVING**

**NO UPPER CHAIN**

**OVER 70'S DEVELOPMENT**

**COUNCIL TAX BAND D**

**FIRST FLOOR**

**EPC RATING B**

**For any more information regarding the property please contact us today**



Inside, the spacious open-plan reception room serves as both a comfortable living and dining area, making it perfect for relaxation or welcoming visitors. Large windows fill the space with natural light and provide delightful views of the well-maintained communal gardens. The adjacent kitchen also enjoys natural light and overlooks the garden, creating a pleasant atmosphere for preparing meals.

The double bedroom is large and comes with built-in wardrobes, offering generous storage while maintaining a clean, uncluttered feel. The bathroom features both a bathtub and shower for versatile use, modern new flooring, and a heated towel rail for added comfort.

Energy efficiency is assured with an EPC rating of B, and the property falls within council tax band D. The building is thoughtfully designed with older adults in mind, focusing on secure, supportive, and accessible living.

The development is located close to a variety of local amenities, including shops and cafes, with ample public transport options for easy travel. Green spaces and nearby parks provide further opportunities for relaxation and recreation, making this property an appealing choice for those valuing both convenience and comfort in retirement.

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.

**Living Room:**  
25'04" x 10'06" - 7.72m x 3.20m

**Kitchen:**  
8'02" x 7'06" - 2.48m x 2.29m

**Bedroom:**  
19'02" (+wardrobes) x 10'00" (max) - 5.84m x 3.05m

**Bathroom:**  
8'09" (max) x 9'05" (max) - 2.67m x 2.87m

## **PRIMARY SERVICES SUPPLY**

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: ELECTRIC

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ALLOCATED BAY – 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 1st June 2011

Ground Rent: £435 per annum.

Service Charge: £801 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.

