

Mayfair Gardens | Ponteland | NE20 9EZ

£190,000

2 1 1

Two Bedroom First Floor Flat

Garage in separate block

Communal areas and shared

Close to Ponteland amenities

EPC Rating: TBC

Council Tax Band: D

Leasehold - 199 years from 2008

Service charge - £1300.00

RMS | Rook Matthews Sayer

This two-bedroom first floor flat is for sale in the sought-after Ponteland area, offering convenient access to local amenities and transport links. The property includes one reception room, one kitchen and one bathroom, making it suitable for buyers looking for a manageable home or investment in a well-connected location.

Externally, the flat benefits from a garage in a separate block, providing useful secure parking or storage. There are communal areas and gardens, offering shared outdoor space without the responsibility of private garden upkeep.

Ponteland is well known for its range of shops, cafés and restaurants, particularly around Main Street and the central village area, where you will find day-to-day services including supermarkets, pubs and independent retailers. Nearby green spaces, including local parks and riverside walks, provide opportunities for outdoor recreation.

Schooling in Ponteland is well regarded, with access to a selection of primary and secondary schools within a short drive, making the area popular with households who value educational facilities close by.

Public transport connections are good, with regular bus services linking Ponteland to Newcastle city center and surrounding districts. For rail travel, Newcastle Central Station is accessible by car or bus, offering services to Edinburgh, London and other major UK cities, with journey times to London from around three hours on selected services. Newcastle International Airport is also within driving distance, providing additional national and international travel options.

Living Room: 4.05m x 6.84m

Kitchen: 2.08m x 4.70m

Bedroom One: 3.90m x 3.25m

Bedroom Two: 2.26m x 3.25m

Bathroom: 2.08m x 3.02m

PRIMARY SERVICES SUPPLY
Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS GAS
Broadband: FIBRE TO CABINET
Mobile Signal Coverage Blackspot: No
Parking: Garage/On Street

MINING
The Northeast 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: 199 years from 2008
Service Charge: £1300 per year

COUNCIL TAX BAND: D
EPC RATING: TBC

An AML fee is chargeable once an offer is accepted. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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EPC RATING TBC

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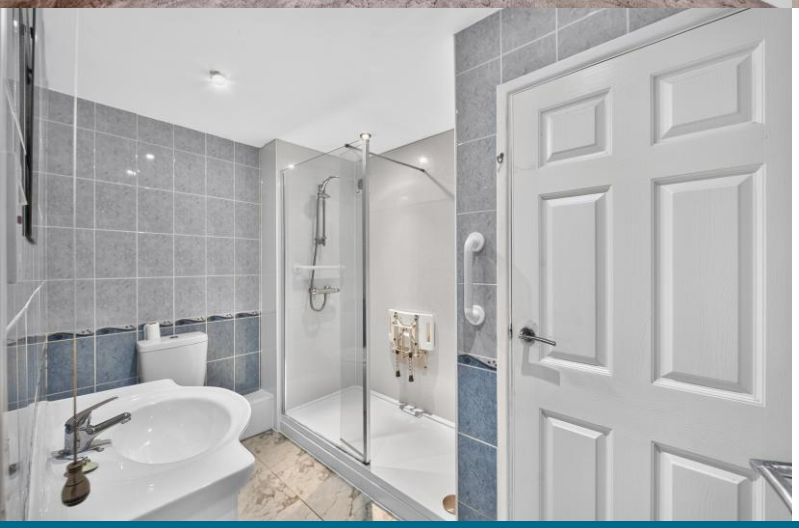
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