



Hemingway Court

Ponteland

- Ground Floor Flat
- 2 Bedrooms
- En-suite
- Prime location for local amenities

£ 255,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Hemingway Court, Ponteland

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been listed and no guarantee is to their operability or efficiency can be given.

Version 1

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Hemingway Court

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Hallway

The entrance door opens to a hallway with built in cupboards for ample storage. There is vinyl flooring, a video entry system and radiator.

Lounge 12'2 x 10'2 (3.71m x 3.10m)

A lovely room with double glazed windows to the front and side, vinyl flooring and radiator.

Kitchen 11'10 x 11'9 (3.61m x 3.58m)

A stylish fitted kitchen with contrasting work surfaces, sink unit inset, electric hob with cooker hood above, electric oven, integrated fridge freezer and dishwasher and impressive cupboards housing the washing machine and tumble dryer. The kitchen has convenient double glazed French doors to outside, spotlights, vinyl flooring and is open to the lounge.

Principal Bedroom 11'5 x 10' (3.48m x 3.05m)

This comfortable bedroom has a double-glazed window to the side, carpeted flooring, a central heating radiator and door to the en-suite shower room.

En-suite Shower Room

A modern suite with shower enclosure, wash hand basin inset to storage, WC, tiled walls and flooring, heated towel rail and spotlights.

Bedroom Two 12'1 x 8'6 including wardrobes (3.68m x 2.59m including wardrobes)

This versatile room benefits from a double-glazed window to the side, carpeted flooring, radiator and an array of fitted storage cupboards.

Bathroom

A beautiful suite comprising of bath with shower over, WC, wash hand basin inset to storage, heated towel rail, tiled flooring, spotlights and tiled walls.

External

The property also benefits from patio doors which allow access to the communal gardens. There is also allocated parking.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking space

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.

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: 250 years from 1st January 2018

Service Charge: £1800 per annum

COUNCIL TAX BAND: D

EPC RATING: B

P00006974.EC.SCJ.05092024.V.1



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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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