



## Henderson Court

### Ponteland

This exceptional, larger-style apartment enjoys a prime position within the Henderson Court development, exclusively for residents aged 70 and over. The development offers a 24-hour residents' service, ensuring convenience and peace of mind for all residents. The apartment, located on the first floor, is accessed via a welcoming entrance hall, which includes a generous storage cupboard and a guest WC. The living room features a charming fireplace and a Juliette balcony, creating a bright and inviting space. There are two well-sized bedrooms, both with fitted wardrobes, offering ample storage. The stylish kitchen is thoughtfully designed with modern appliances, and the bathroom includes both a walk-in wet room shower and a separate bathtub, providing comfort and accessibility. Henderson Court is designed with community and comfort in mind. Residents can enjoy a comfortable lounge with complimentary tea and coffee and a regular schedule of activities. The development also includes a highly regarded restaurant, laundry room, reading room, guest suite, and secure mobility scooter storage. An hour of weekly domestic help is also included within the maintenance fee. Externally, residents benefit from a mature communal garden that provides a peaceful outdoor retreat. Additionally, parking can be booked on-site for an added convenience, making this property an ideal choice for a relaxed and supported lifestyle.

**Asking Price: £270,000**

ROOK  
MATTHEWS  
SAYER

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# Henderson Court Ponteland

## PROPERTY DESCRIPTION

### Entrance Hall

With carpeted flooring, an electric wall heater, and a generous airing cupboard/store.

### WC

This room includes a WC, wash hand basin, part-tiled walls, vinyl flooring, an extractor fan, and fitted cupboards.

### Bathroom

A well-proportioned room with a walk-in wet room shower, bathtub, WC, tiled walls, wash hand basin inset to storage, vinyl flooring, heated towel rail, extractor fan, and an electric wall heater.

Living Room 17'1 x 10'2, L-shape 9'6 x 7'11 (5.21m x 3.10m, L-shape 2.90m x 2.41m)

A beautiful room featuring a double-glazed window and Juliette balcony to the side, carpeted flooring, a feature fireplace, and an electric radiator.

Kitchen 10'8 x 7'3 (3.25m x 2.21m)

A modern fitted kitchen with work surfaces and an inset sink unit. It has part-tiled walls, tiled flooring, a double-glazed window to the rear, electric oven, electric hob with cooker hood, integrated fridge freezer, and space for a washing machine.

Bedroom One 12'3 x 12'6 (3.73m x 3.81m)

This comfortable room includes fitted wardrobes, a dressing table and drawers, carpeted flooring, an electric radiator, and a double-glazed window to the side.

Bedroom Two 9'6 x 14'11 (2.90m x 4.55m)

This room features a double-glazed window to the side, carpeted flooring, fitted wardrobes, and an electric wall radiator.

### Externally

There is a mature communal garden, and a parking space can be booked via the development for an additional cost.

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: CABLE

Mobile Signal Coverage Blackspot: NO

Parking: PERMIT £250 per annum

## ANY RESTRICTIONS

No pets

No Sub-Letting

No motorhomes / caravans / boats on site



## ACCESSIBILITY

Wheelchair Accessible  
Level Access  
Lift Access  
Ramped Access  
Wet Room  
Wide Doorways

## 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 01/06/2011

Ground Rent: £510 per annum.

Service Charge: £1081.09 per month.

**AGENTS NOTE** – The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

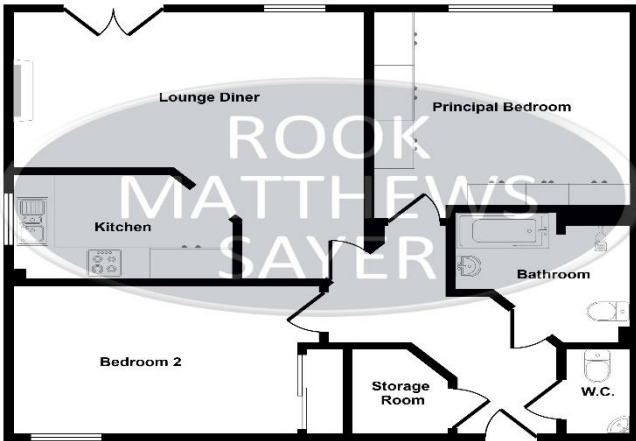
**COUNCIL TAX BAND:** E

**EPC RATING:** B

P00007247.EC. JB.07.11. 2024.V1



Approx Gross Internal Area  
74 sq m / 799 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**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.

**16 Branches across the North-East**

