



Henderson Court Ponteland

For sale is an immaculately presented retirement apartment within the McCarthy Stone Development in Ponteland. Neatly configured, this ground floor flat is situated in a sought-after location, only a short stroll into the Village with a wealth of shops, cafes and restaurants. This property is ideal for the discerning individual over the age of 70, looking for a tranquil yet engaging lifestyle. 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.

Offers Over **£195,000**

ROOK
MATTHEWS
SAYER

01661 860 228
Ash House, Bell Villas, Ponteland, NE20 9BE

www.rookmatthewssayer.co.uk
ponteland@rmsestateagents.co.uk

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PROPERTY DESCRIPTION

The home boasts a generous double bedroom replete with built-in wardrobes, perfect for storage, and large enough to comfortably accommodate all of your needs. Additionally, there is a well-appointed bathroom equipped with a heated towel rail, a soothing bath tub, and a wet room style shower offering the best of both worlds when it comes to relaxation and accessibility.

The heart of this home is undoubtedly the semi-open plan reception room and kitchen. The reception room offers a peaceful garden view and has direct door access to a private patio, bringing the outside in and providing a delightful space for dining and entertaining. The kitchen is flooded with natural light and comes with integrated appliances, providing a modern, efficient space to prepare meals.

Unique features of this property include its ground floor location, private terrace, and easy access to the gardens. Moreover, its proximity to the reception and dining room areas ensures convenience and sociability.

The property is efficiently rated with an EPC rating of B and falls under council tax band D. The location is enhanced by excellent public transport links, local amenities, and green spaces for leisurely strolls.

This is an excellent opportunity to acquire a home that provides a perfect blend of comfort, convenience, and community.

Living Room: 23'06" (max) x 10'09" (max) – 7.16m x 3.28m

Kitchen: 8'02" (max) x 7'06" – 2.48m x 2.29m

Bedroom: 18'10" x (max) x 10'01" (max) – 5.74m x 3.07m

Bathroom: 8'10" x 9'05" (max) – 2.69m x 2.87m



PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: CABLE

Mobile Signal Coverage Blackspot: NO

Parking: PERMIT - £250 PER YEAR

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.

ACCESSIBILITY

Wheelchair Accessible

Level Access

Lift Access

Ramped Access

Wet Room

Wide Doorways

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.

COUNCIL TAX BAND: D

EPC RATING: B''A to G''

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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.

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