



## Meadowfield Park Ponteland

- Ground Floor Flat
- Over 55's
- Spacious Living
- One Bedroom
- Updated Bathroom

**£ 80,000 Offers Over**

### Energy rating and score

This property's current energy rating is C. It has the potential to be C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74   C	80   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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# Meadowfield Park

## Ponteland

### PROPERTY DESCRIPTION

Presenting a delightful retirement home for sale, perfect for the over 55's, located in Meadowfield Park, Ponteland. This spacious flat is situated on the ground floor, with the convenience of no upper chain. The property is in good condition, ready for you to move in and make it your own.

The property boasts two reception rooms. The first is a spacious living room, featuring large windows that flood the room with natural light. A charming fireplace provides a warm and inviting atmosphere. The second reception area is a delightful dining space, perfect for enjoying meals and entertaining guests. Adjacent to the living room is a dining area, filled with natural daylight, perfect for hosting family and friends.

The flat also features a modern kitchen, complete with ample storage and contemporary units. This functional space is perfect for all your culinary needs.

This one-bedroom apartment offers ample space. The double master bedroom is fitted with built-in wardrobes, providing plenty of storage space. The bedroom's unique features provide a comfortable and cosy environment, perfect for relaxation after a long day.

The bathroom is well-appointed with a walk-in shower, a heated towel rail, and a fitted vanity unit, providing a luxurious feel.

The flat is energy efficient, with an EPC rating of C, and falls within council tax band B. The property benefits from being in close proximity to public transport links, local amenities, and walking routes, making it an ideal location for those who enjoy the outdoors.

In conclusion, this property offers a blend of comfort and convenience, making it a perfect choice for those seeking a peaceful and accessible retirement home.

Living Room: 15'02" x 9'11" - 4.62m x 3.02m

Dining Room: 9'05" x 6'04" - 2.87m x 1.93m

Kitchen: 6'07" x 7'10" - 2.00m x 2.39m

Bedroom: 11'08" (+ wardrobes) x 8'11" - 3.56m x 2.72m

Bathroom: 7'10" x 5'06" - 2.39m x 1.68m

### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: ELECTRIC

Broadband: CABLE

Mobile Signal Coverage Blackspot: NO

Parking: PARKING BAYS

### 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 Dec 1989

Service Charge: £2,000 per annum

### COUNCIL TAX BAND: B

EPC RATING: C

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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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