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34 Henderson Court
North Road, Ponteland



SANDERSON YOUNG
estate agents &
property consultants

£300,000



34 Henderson Court, North Road, Ponteland, Newcastle upon Tyne NE20 9GY

SITUATION AND DESCRIPTION

A fabulous two bedroom apartment, occupying a lovely position with views over school playing fields. Set to the corner of this fantastic assisted living development, this beautifully presented apartment for the over 70's has been upgraded with Mowlem & Co fitted furniture to the master bedroom. Henderson Court was completed in 2013 and features 24 hour, 365 days a year on-site staffing, personal care packages, table service restaurant and fabulous residents facilities. With fully landscaped gardens, the development also provides resident and visitor parking, and is in the heart of this lovely village.

The accommodation briefly comprises: lift and stair access to the first floor, private entrance hallway, cloakroom/wc, living/dining room, kitchen, two double bedrooms, bathroom/wc, communal function and games rooms, laundry room, guest suite, restaurant, house manager, landscaped gardens, resident and visitor parking, no upward chain.

The property comprises:

COMMUNAL ENTRANCE

With access to the facilities of Henderson Court and lift and stair access leading to the first floor.

PRIVATE ENTRANCE HALLWAY

A spacious entrance hallway with storage cupboard and leading to a cloakroom/wc.

CLOAKROOM/WC

Fitted with close coupled wc and wall mounted wash basin.

LIVING ROOM

17'9 x 16'11 (5.41m x 5.16m) inclusive of kitchen

The living and dining area has a Juliet balcony with open views over school playing fields and the communal gardens and Henderson Court. There is an electric living flame fire with marble inset and hearth.

KITCHEN

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

Fitted with contemporary wall and base units with roll top work surfaces incorporating a sink and drainer. There is an integrated electric oven, hob and extractor hood and fridge freezer. The kitchen has splash back tiling, UPVC window to the side elevation and tiled flooring.

BEDROOM ONE

12'5 x 12'3 (3.78m x 3.73m) inclusive of wardrobes

The master double bedroom has a fantastic range of 'Mowlem & Co' fitted storage solutions including two sets of fitted wardrobes, dressing table, bedside units and double wall cupboard with TV aerial and power point. There is a UPVC window to the side elevation with views over school playing fields and electric wall heater.

BEDROOM TWO

14'11 x 9'3 (4.55m x 2.82m) inclusive of wardrobes

A second double bedroom currently used as a dining room with double sliding mirrored wardrobes and window to the side elevation with electric wall heater.



Gosforth Office
95 High Street
Gosforth
Newcastle upon Tyne

t: 0191 2130033
f: 0191 2233538

Regional Lettings
95 High Street
Gosforth
Newcastle upon Tyne

t: 0191 2550808
f: 0191 2233538



Ponteland Office
Coates Institute
Main Street
Ponteland

t: 01661 823951
f: 01661 823111



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BATHROOM/WC

This wet room has a walk-in shower, wash basin housed in a wood vanity unit, close coupled wc and bath. There is full tiling to the walls with wall lighting with shaver point,

EXTERNALLY

There is ample resident and visitor parking at the entrance to the development and lovely communal lawned gardens and grounds with direct access from the apartment. There is also a shoppers gate to the southerly aspect providing access to the village amenities which are within good walking distance.

SERVICES

The property has mains electricity, water and drainage.

TENURE

Leasehold

FLOOD RISK

Please see website www.environment-agency.uk

COUNCIL TAX

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING

Grade: B



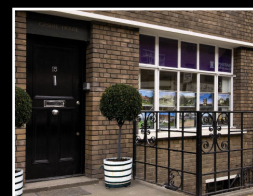
Alnwick Office
31-33 Bondgate Within
Alnwick
Northumberland

t: 01665 600170
f: 01665 606984



Regional Office
The Old Bank
30 High Street
Gosforth
Newcastle upon Tyne

t: 0191 2233500
f: 0191 2233505



Mayfair Office
Cashel House
15 Thayer Street
London
W1U 3JT

t: 0870 112 7099
f: 020 7467 5339



SANDERSON YOUNG
estate agents &
property consultants



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All enquiries please contact:

Ponteland Office

Coates Institute | Main Street | Ponteland | NE20 9NH

t: 01661 823951

f: 01661 823111

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