



**10 Mill Rise**  
West Road, Ponteland





Guide Price £335,000

A lovely two bedroom apartment located on the second floor of this much sought after modern development, close to Ponteland village with its excellent range of shops, cafes, bars/restaurants and local amenities. The 'Wentworth' style apartment, built by Linden Homes in 2016, is one of only six within this exclusive development and has an excellent corner position with a south and west dual aspect, and private balcony overlooking the River Pont. The apartment has a fabulous and spacious open plan kitchen/living room with a private south facing balcony with open views over Ponteland Park. The apartment has been further improved by the current owner with a newly fitted walk in shower to the ensuite, electric fire and a second secure entry phone installed to the living room.

The apartment benefits from a secure entry system, one covered allocated parking space and lift and stair access to all levels. Communal entrance | Secure telephone and video entry | Lift to all floors | Reception hallway | Utility cupboard with plumbing for washing machine and airing cupboard housing the water tank  
Impressive open plan living area with excellent natural light from the French doors to the private balcony and additional windows to the side elevation | Stylish contemporary fitted kitchen with breakfast bar and integrated appliances | Generous master bedroom | Ensuite shower room/wc | Second double bedroom  
Family bathroom/wc | South facing balcony with views over Ponteland Park | Allocated parking for one car in the undercover car park and visitor parking | No upward chain

Services: Mains electric, water and drainage | Tenure: Leasehold | Council Tax: Band E  
Energy Performance Certificate: Rating C









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