



Henderson Court Ponteland

- Purpose built retirement complex
- First floor with balcony to views of the communal gardens
- Modern fitted kitchen
- Multiple amenities available on site (subject to charges)
- Assistance available on site 24 hours a day

Offers in the Region Of: £160,000

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ROOK
MATTHEWS
SAYER

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Henderson Court

Ponteland

Entrance Hall

With carpeted flooring, entry system and storage cupboard.

Lounge 10'8" X 21'0" (3.24m x 6.40m)

A beautiful sunny room with windows and door opening to the balcony, feature fireplace with electric fire, spotlights and electric heater.

Kitchen 7'4" x 9'4" (2.24m x 2.85m)

A modern fitted kitchen with contrasting work tops, sink unit inset, electric hob, cooker hood, electric oven, part tiled walls, tiled flooring and double-glazed window.

Bathroom 8'6" x 8'9" (2.58m x 2.66m)

An elegant bathroom with wet room shower, bath tub, wash hand basin inset to a feature vanity unit, mirror with lighting, push button WC, vinyl flooring, spotlights and tiled walls.

Bedroom 9'10" x 17'5" (2.99m x 5.32m)

This exceptional bedroom is generously proportioned and benefits from fitted sliding door wardrobes, carpeted flooring, electric wall heater and double-glazed window.

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 and including 1 June 2011

Ground Rent: £435 per annum

Service Charge: £7562.16 per annum

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: D

EPC Rating: B

P00006795/SH/SCJ/01112023/V.4



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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