



- 2 Bed First Floor Apartment
- Breakfasting Kitchen
- Residents & Visitor Parking
- Convenient Village Location

- Security Entry System
- Bathroom/WC with Shower
- Communal Gardens

- Lounge
- SUDG & Electric Heating
- Scope for Some Updating

A 2 bedroomed first floor apartment, pleasantly situated within this purpose built block, well placed for Ponteland's excellent local amenities. With scope for some cosmetic updating, sealed unit double glazing and a secure entry system, a communal hall, stairs and landing lead to the apartment itself. The Reception Hall has a storage cupboard and cupboard housing the hot water system. The Lounge has picture lights, whilst the Breakfasting Kitchen is fitted with wall and base units, sink unit, split level oven with 4 ring ceramic hob and concealed extractor over and plumbing for a washer. Bedroom 1 is to the front and has a range of built in wardrobes. Bedroom 2 is also to the front. The Bathroom/WC is fitted with a range of wall and base units with a low level wc, pedestal wash basin with mirror and light over, double ended bath with mains shower over and fully tiled walls and floor.

Externally, there are well tended communal gardens along with residents and visitors car parking. Cecil Court is ideally situated for access to renowned local pubs and restaurants, good choice of shops, range of excellent sporting and leisure facilities as well as schools for all ages.

Ponteland is well placed for Newcastle International Airport and within excellent commuting distance of Newcastle upon Tyne.

#### Reception Hall

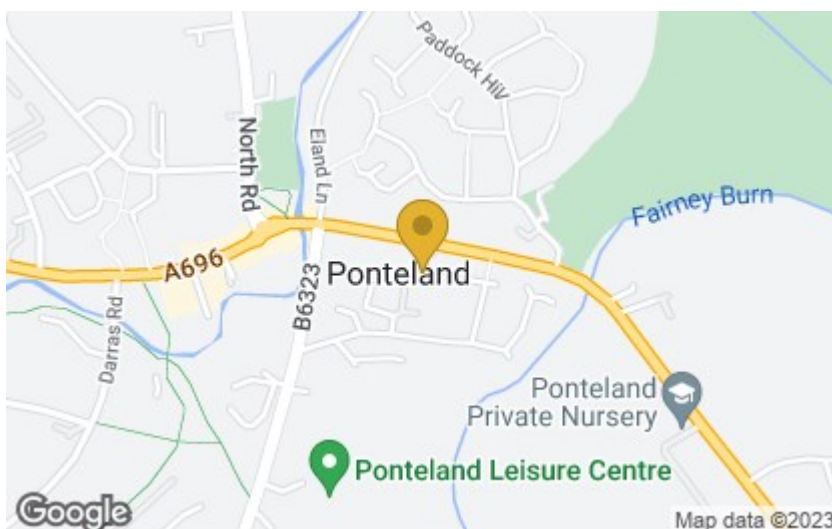
Lounge 15'9 x 11'8 (4.80m x 3.56m)

Breakfasting Kitchen 9'10 x 9'4 (+dr recess) (3.00m x 2.84m (+dr recess))

Bedroom 1 8'2 x 14'2 (to back of 'robes) (2.49m x 4.32m (to back of 'robes))

Bedroom 2 13'4 x 8'8 (+dr recess) (4.06m x 2.64m (+dr recess))

Bathroom/WC 8'4 x 6'0 (2.54m x 1.83m)



Energy Performance: Current C Potential B

Council Tax Band: D

Distance from Richard Coates Primary School: 0.4 miles

Distance from Ponteland Primary/High School: 0.4 miles

Distance from Newcastle International Airport: 2 miles

Distance from Newcastle Central Railway Station: 9.1 miles

Northumberland County Council: 0345 6006400

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.