



2



1



2

- 2 Bed Ground Floor Apartment
- Dining Room
- Adjacent Garage
- Ideal Professional Person/Couple

- Available Furnished
- Refurbished Kitchen
- Pleasant Aspect

- Spacious Lounge
- Bathroom/WC with Shower
- Convenient Location

A well appointed and presented 2 bedroomed, self contained, ground floor apartment, available unfurnished. With gas fired central heating and sealed unit double glazing, the Entrance Hall leads to the Reception Hall, with spacious storage/cloaks cupboard. The 19' Lounge has a decorative fireplace and bay with pleasant aspect and is open to the Dining Room. The Breakfasting Kitchen has been re-fitted with a range of wall and base units with inset sink unit to square edged work surfaces with concealed lighting over, split level oven, 4 ring ceramic hob and extractor over. There is an auto washer, dishwasher and fridge freezer (NB these will not be replaced if they break down. Bedroom 1 has wall to wall wardrobes with sliding doors and Bedroom 2 has built in double wardrobes. The Bathroom/WC is fitted with a low level wc, pedestal wash basin with mirror over and 'P' shaped bath with electric shower. There is also a Garage, adjacent to the property. Children welcome.

Mayfair Gardens is a purpose built development, with carefully tended communal gardens and visitor parking. The property is conveniently situated for local amenities, including schools for all ages, wide choice of shops, the park, variety of pubs and restaurants and a selection of sporting and leisure facilities including leisure centre with pool. Ponteland is ideally situated for Newcastle International Airport and is within excellent commuting distance of Newcastle.

Entrance Hall

Reception Hall

Lounge 15'6 x 19'6 (into bay) (4.72m x 5.94m (into bay))

Breakfasting Kitchen 11'9 x 9'2 (3.58m x 2.79m)

Bedroom 1 11'10 x 11'6 (3.61m x 3.51m)

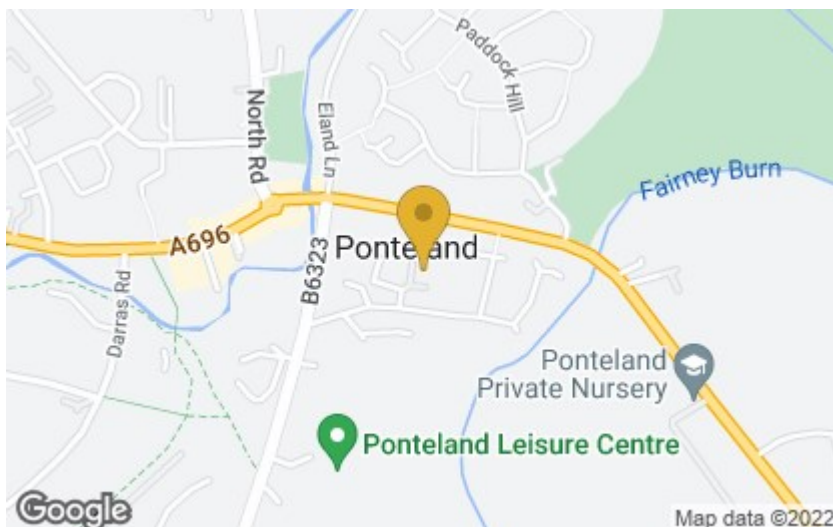
Bedroom 2 8'11 x 10'2 (2.72m x 3.10m)

Bathroom/WC 9' x 6'9 (2.74m x 2.06m)

Garage

Information For Tenants

On the commencement of the tenancy we will require the first month's rent (£800) plus a security bond of £800 - being £1,600 in total. The security bond will be returned at the end of the tenancy, without interest, provided all the conditions of the tenancy have been fulfilled.



Energy Performance: Current C Potential C
Council Tax Band: D
Northumberland County Council: 0345 600 6400
Richard Coats/Ponteland Primary School: 0.6 Miles
Ponteland Middle/High Schools: 0.36 Miles
Newcastle Central Railway Station: 9 Miles
Newcastle International Airport: 1.8 Miles

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.