



- 2 Bed 2nd (Top) Floor Flat
- Lounge with Contemporary Fire
- Contemporary Shower/WC
- Convenient Location

- Refurbished & Superbly Presented
- 18' Dining Room
- Garage

- Lovely Aspect Front & Rear
- High Gloss Kitchen
- Communal Gardens

This superbly presented 2 bedroomed second (top) floor flat has been comprehensively refurbished by the current vendors, to provide well appointed accommodation, ideal for a professional person or couple. With security entry system, gas fired central heating, sealed unit double glazing and features including oak doors, a communal hall and stairs leads to the second floor landing, with exclusive access to this flat only. The Entrance Hall, with fitted cloaks cupboard, leads to the Reception Hall with storage cabinet and arched recess over and built in storage cupboard. The focal point of the Lounge is a wall mounted contemporary electric fire with arched recess to the side incorporating rustic wood book/display shelving. There is a pleasant open aspect and archway into the 18' Dining Room, also with lovely views. The Kitchen has been refitted with a range of high gloss wall and base units with sink unit, range style dual fuel cooker and plumbing for a washer. Bedrooms 1 and 2 are both to the front. The Shower/WC has been refurbished with a contemporary white suite with wc with concealed cistern, wash basin with storage under and mirror with integral light over and shower enclosure with rainhead and hand held showers, fully tiled walls, chrome towel warmer and cupboard housing the combi boiler. There is also a Garage in a block.

The property stands in well tended communal gardens and grounds. Mayfair Gardens is conveniently located for Ponteland's excellent amenities including the leisure centre with pool, schools for all ages, wide choice of shops, excellent range of pubs and restaurants and a variety of sporting and leisure facilities. Ponteland is well placed for Newcastle International Airport and is within excellent commuting distance of the city.

**Entrance Hall 5'2 x 4'8 (1.57m x 1.42m)**

**Reception Hall 14' x 5' (4.27m x 1.52m)**

**Lounge 16' x 13'5 (4.88m x 4.09m)**

**Dining Room 18'4 x 7'6 (5.59m x 2.29m)**

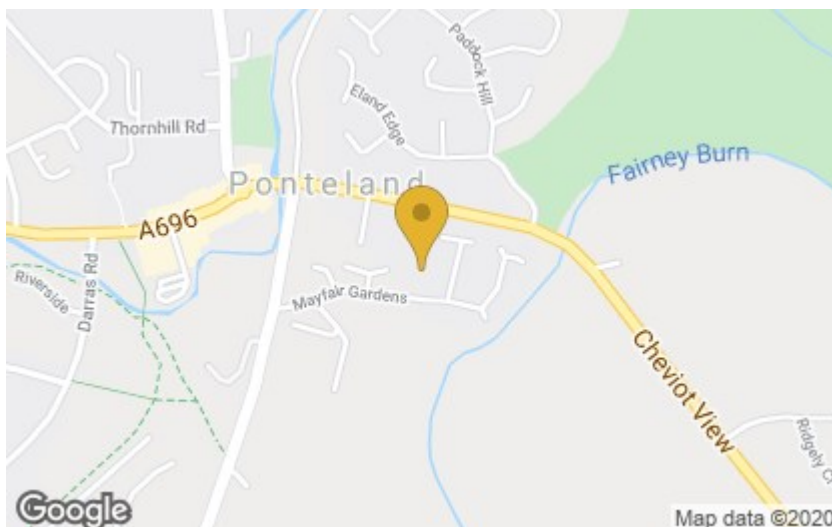
**Kitchen 11'6 x 7' (3.51m x 2.13m)**

**Bedroom 1 12'1 x 11'2 (3.68m x 3.40m)**

**Bedroom 2 11' x 7'8 (3.35m x 2.34m)**

**Shower/WC 9'3 x 7' (2.82m x 2.13m)**

**Garage**



Energy Performance: Current C Potential C

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:

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.