



- 2 Bed Ground Floor Flat
- Breakfasting Kitchen
- Entry Phone System
- Ideal for 'Village' Amenities

- Convenient, Sought After Development
- Wardrobes to Both Bedrooms
- Communal Gardens

- Lounge with Fireplace & French Doors
- Refurbished Shower/WC
- Residents & Visitor Parking

A rare opportunity to purchase a 2 bedroomed ground floor flat, with direct garden access via French doors from the lounge. With security entry system, electric heating and sealed unit double glazing, the spacious Reception Hall, with cloaks cupboard and cupboard housing the hot water system, leads to the Lounge, the focal point of which is a coal effect electric fire within an ornate Adam style surround and with French doors opening to the garden. The Breakfasting Kitchen is fitted with a range of wall and base units with sink unit, split level oven, 4 ring ceramic hob with extractor over and plumbing for auto and dish washers. Bedroom 1 has wall to wall fitted wardrobes and is to the rear. Bedroom 2 has a range of fitted wardrobes and is also to the rear. The Shower/WC has been refurbished with wc with concealed cistern, vanity unit with wash basin and storage under, double shower cubicle with electric shower, fully tiled walls and floor and a chrome towel warmer.

Cecil Court stands in well tended communal gardens and grounds, with ample residents and visitor parking. The property is ideally located for excellent 'village' amenities including wide choice of shops, schools for all ages, variety of excellent sporting and leisure facilities and a great range of pubs and restaurants.

Ponteland is conveniently located for Newcastle International Airport and there are good road and public transport links into the city.

#### Reception Hall

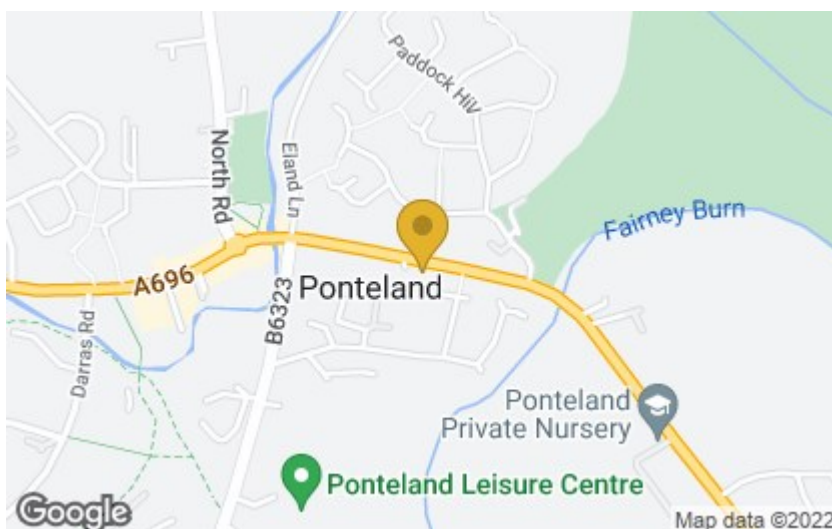
Lounge 17'4 x 11'4 (5.28m x 3.45m)

Breakfasting Kitchen 13'3 x 8'4 (4.04m x 2.54m)

Bedroom 1 9'6 x 12'8 (max to back of 'robes) (2.90m x 3.86m (max to back of 'robes))

Bedroom 2 11'0 x 8'6 (+dr recess) (3.35m x 2.59m (+dr recess))

Shower/WC 7'10 x 5'11 (2.39m x 1.80m)



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.