



- 2nd Floor Apartment
- Balcony
- Undercover Parking Space
- Council Tax Band E / EPC Rating C

- 2 Bedrooms
- En-suite Shower Room WC
- NO ONWARD CHAIN

- open plan Kitchen/Dining/Lounge
- Bathroom WC
- AVAILABLE NOW



A superbly appointed and presented 2 bedroom second floor apartment within this fabulous, purpose built development, completed around 7 years ago. With secure video entry and a choice of stairs or lift to the second floor, the apartment itself has Reception Hall has a cloaks/storage cupboard, airing cupboard housing a Megaflow hot water system and a laundry cupboard with plumbing for washer. The stunning 26 ft. open plan Lounge/Kitchen has French doors opening from the lounge area to a South facing balcony, with delightful wooded aspect over Ponteland Park and the River Pont. The Kitchen is well fitted with a good range of modern, high gloss wall and base units with sink unit, electric oven, 4 ring ceramic hob with extractor over and integral fridge and freezer with matching doors. Bedroom 1 has a good range of fitted wardrobes, lovely views to the rear and an En Suite Shower/WC, fitted with a wc with concealed cistern, wall mounted wash basin with large mirror over, double shower cubicle with mains shower unit and chrome towel warmer. Bedroom 2 has fitted wardrobes and overhead storage cupboards and also enjoys a pleasant aspect. The Bathroom/WC is fitted with a wc with concealed cistern, wall mounted wash basin with large mirror over, paneled bath with mains shower over and a chrome towel warmer. There is a private covered parking space along with visitor parking. Mill Rise stands in well tended grounds.



Beautifully situated adjacent to Ponteland Park, Mill Rise is also conveniently located for the superb facilities to be found in Ponteland 'village', including schools for all ages, wide choice of shops including Waitrose, excellent choice of renowned pubs and restaurants and a range of sporting and leisure facilities, including a newly built leisure centre with swimming pool. Ponteland is within excellent commuting distance of Newcastle upon Tyne and is ideally located for Newcastle International Airpor

**Reception Hall**

**Open Plan Kitchen/Dining & Lounge 24'5" x 13'0" (7.461 x 3.983)**

**Balcony**

**Bedroom 1 15'7" x 9'4" (4.755 x 2.863)**

**En-suite Shower WC**

**Bedroom 2 11'1" x 8'2" (3.392 x 2.502)**

**Family Bathroom WC 6'9" x 5'11" (2.061 x 1.825)**





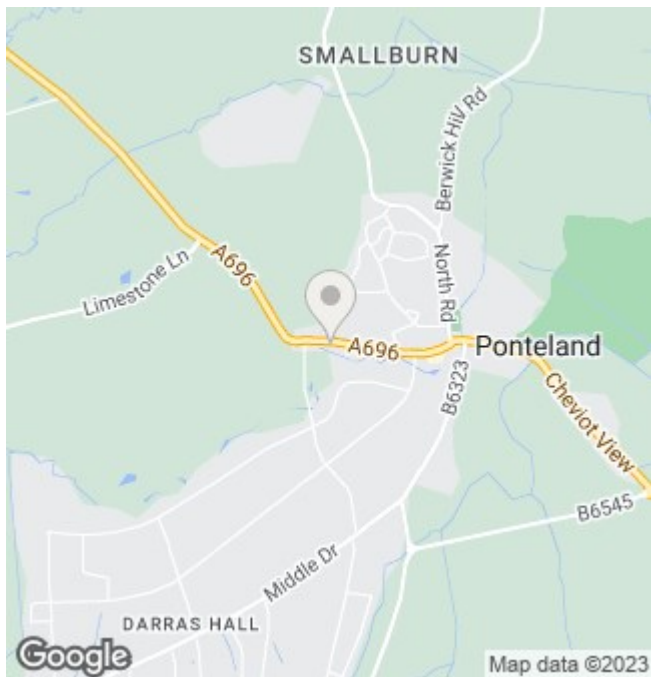
Energy Performance: Current C Potential C

Council Tax Band: E

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.