



- 1 Bed 2nd (Top) Floor Flat
- Updated Breakfasting Kitchen
- Security Entry System
- Convenient Location

- Well Appointed & Presented
- Bedroom with Wardrobes
- Well Tended Communal Gardens

- Spacious Lounge
- Refurbished Bathroom/WC with Shower
- Residents & Visitor Car Parking

This 1 bedroomed 2nd (top) floor flat had been refurbished by the current owner to provide a super, light and airy property, within a sought after purpose built development, conveniently situated within this sought after 'village'. Access is via security entry phone system to a communal hall, stairs and landing to the flat itself. The Reception Hall, with storage, cloaks and airing cupboards, leads to the spacious Lounge. The Breakfasting Kitchen has been updated and is fitted with a range of wall and base units, sink unit, split level oven, 4 ring ceramic hob with concealed extractor over, plumbing for a washer and distant views to the front. The double Bedroom has built in wardrobes and also enjoys distant views. The Bathroom/WC has been refurbished with a low level wc, pedestal wash basin with mirror with integral light over, panelled bath with electric shower over, screen, fully tiled walls and floor, chrome towel warmer and Velux roof light.

Cecil Court stands in well tended grounds and gardens with residents and visitor parking. The property is ideally located for local shops, pubs, restaurants and the park as well as sporting and leisure facilities.

Ponteland is within excellent commuting distance of the city and is ideally placed for Newcastle International Airport.

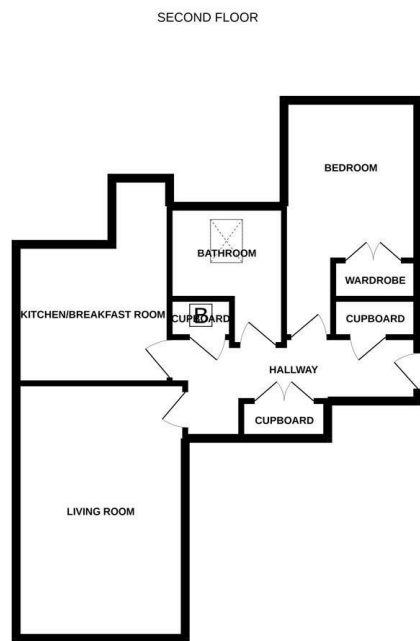
Reception Hall

Lounge 17'6 x 11'3 (5.33m x 3.43m)

Breakfasting Kitchen 10'2 x 13'8 (into recess) (3.10m x 4.17m (into recess))

Bedroom 11'0 x 8'9 (+dr recess) (3.35m x 2.67m (+dr recess))

Bathroom/WC 7'6 x 9'3 (max into door recess) (2.29m x 2.82m (max into door recess))



Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide to the prospective purchaser. The services, fixtures and fittings shown here are not guaranteed and no guarantee as to their operability or efficiency can be given. Make well informed choice.

Energy Performance: Current C Potential B
 Council Tax Band: C
 Distance from Newcastle International Airport: 2.1 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.