



- 2 Bed 2nd (Top) Floor Flat
- Video Entry System
- Bathroom & En Suite
- Available Unfurnished

- Purpose Built Block
- 23' Lounge
- Private & Visitor Parking

- Well Appointed & Presented
- Fitted Kitchen
- Sought After Location

A superbly presented 2 bedroomed 2nd (top) floor apartment, in a purpose built development within the sought after village of Ponteland. With a video entry system, sealed unit double glazing and gas fired central heating, the Reception Hall, with storage and cloaks cupboards, leads to the 23' Lounge, with windows to the front and side providing considerable natural light. The Kitchen is fitted with a range of wall and base units, with sink unit, split level oven, 4 ring gas hob with extractor over, integral fridge, freezer with matching door as well as an auto washer and a dishwasher. Bedroom 1 is to the front and has an En Suite Shower/WC, with low level wc, wall mounted wash basin and double shower cubicle with mains shower unit. Bedroom 2 is also to the front. The Bathroom/WC has a low level wc, wall mounted wash basin, panelled bath with mains shower over, screen and fully tiled surrounds.

Externally, Louisville stands in well tended grounds, with allocated and visitor car parking.

Available unfurnished, this property is conveniently situated for Ponteland's excellent village amenities, including a good choice of shops, wide selection of pubs and restaurants, a range of sporting and leisure facilities, as well as schools for all ages. Ponteland is ideally located for Newcastle International Airport and is within excellent commuting distance of Newcastle upon Tyne.

Reception Hall

Lounge 23'6 x 9'10 (7.16m x 3.00m)

Kitchen 9'10 x 8'8 (3.00m x 2.64m)

Bedroom 1 11'11 x 11'0 (max) (3.63m x 3.35m (max))

En Suite Shower/WC 6'9 x 4'11 (2.06m x 1.50m)

Bedroom 2 10'6 x 10'11 (into dr recess) (3.20m x 3.33m (into dr recess))

Bathroom/WC 7'0 x 5'6 (2.13m x 1.68m)



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.