



- 2 Bed 2nd (Top) Floor Flat
- Breakfasting Kitchen
- Gas CH & SUDG
- Ideal Professional Person/Couple/Investment

- Security Entry System
- Master Bed with En Suite Shower/WC
- Allocated & Visitor Parking

- 23' Lounge
- Bathroom/WC
- Excellent Location

A 2 bedroomed second (top) floor apartment within this purpose built block, pleasantly situated within this sought after village. With gas fired central heating and sealed unit double glazing, the property is accessed via a video entry system, with communal entrance hall and stairs leading to the second floor and the apartment itself. The Reception Hall has storage and cloaks cupboards. The 23' Lounge enjoys considerable natural light with windows to 2 sides. The Breakfasting Kitchen is fitted with a range of wall and base units, stainless steel sink unit, concealed lighting over the work surfaces, split level oven with 4 ring gas hob and extractor over, integral fridge with matching door, washer and 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. Bedroom 2 is also to the front. The Bathroom/WC is fitted with a low level wc, wall mounted wash basin and panelled bath with mains shower over, shower screen and fully tiled surrounds. Louisville stands in well tended grounds with allocated and visitor parking.



Ponteland is well served with excellent amenities, including schools for all ages, good choice of shops including Waitrose, wide selection of pubs and restaurants, and a number of sporting and leisure facilities. Ponteland is ideally located for Newcastle international Airport and within excellent commuting distance of Newcastle upon Tyne.

Reception Hall

Lounge 23'4 x 9'10 (7.11m x 3.00m)

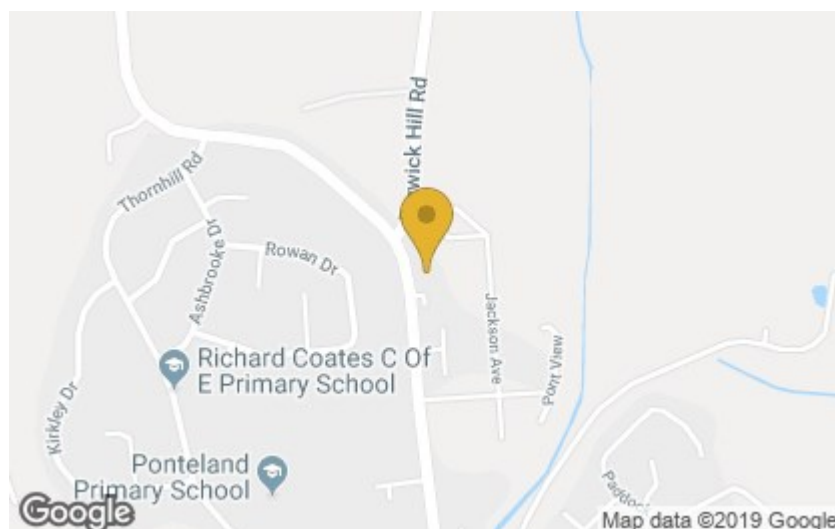
Breakfasting Kitchen 9'9 x 8'8 (2.97m x 2.64m)

Bedroom 1 12' x 10'2 (3.66m x 3.10m)

En Suite/WC 6'7 x 4'10 (2.01m x 1.47m)

Bedroom 2 7'6 x 11'2 (into dr recess) (2.29m x 3.40m (into dr recess))

Bathroom/WC 7' x 5'8 (2.13m x 1.73m)



Energy Performance: Current C Potential C
Northumberland County Council 0345 6006400
Council Tax Band: D
Richard Coates/Ponteland Primary School: 0.5 Miles
Ponteland Middle/High School: 0.8 Miles
Newcastle International Airport: 2.1 Miles
Newcastle Central Railway Station: 9.3 Miles

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.