

- 2 bed ground floor flat
- Central village location
- Fitted Kitchen
- Fees Apply

- Larger Style Apartment
- 19' Lounge with Bay
- Garage in nearby block

- Views over Playing Fields
- Archway to Dining Room
- Communal Gardens



**\*\*AVAILABLE FROM MID OCTOBER\*\*** A 2 bedroomed self contained 'larger style' ground floor flat with its own entrance door, occupying an excellent location in this purpose built block. Available unfurnished, this well presented flat enjoys a lovely aspect over playing fields. With gas fired central heating, sealed unit double glazing and security entry system, the L shaped Reception Hall offers particularly generous walk in storage area, cloaks cupboard and airing cupboard. The focal point of the 19' Lounge is a pebble effect electric fire set within an attractive fire surround and there is a bay window to the front with lovely views over the Leisure Centre playing fields. An archway opens to the Dining Room, whilst the Kitchen is fitted with a good range of units with split level electric oven, induction hob, washer/dryer and dishwasher. Master bedroom is fitted with wall to wall wardrobes and, along with Bedroom 2, which also has a fitted wardrobe and overhead storage both have a pleasant open aspect. The Bathroom/WC has a white suite comprising low level wc and wash hand basin set into modern vanity unit and 'P' shaped bath with mains shower over, curved shower screen and fully tiled surrounds. The Garage is situated in a block close to the apartment and has an up and over door.

Mayfair Gardens is set around communal gardens, well tended and maintained and there is visitor and residents parking. The property is well placed for local amenities including the park, shops including Waitrose, a wide variety of sporting and leisure facilities and a good range of pubs and restaurants. Ponteland is within excellent commuting distance of Newcastle upon Tyne and is well placed for Newcastle International Airport.

#### Reception Hallway

Lounge 19 x 15'2 (5.79m x 4.62m)

Dining Room 9'11 x 9'3 (3.02m x 2.82m)

Breakfasting Kitchen 11'7 x 9'2 (3.53m x 2.79m)

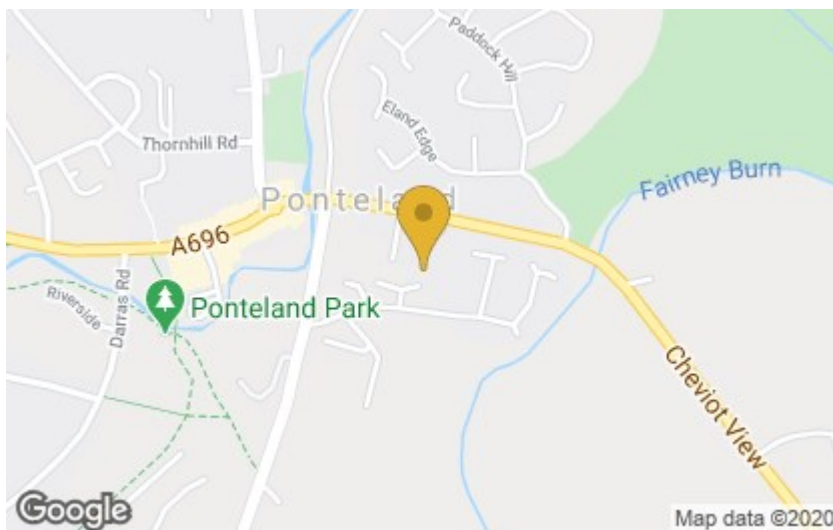
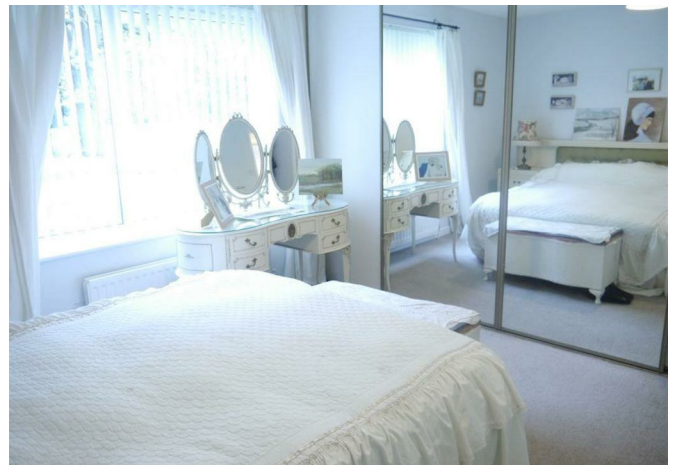
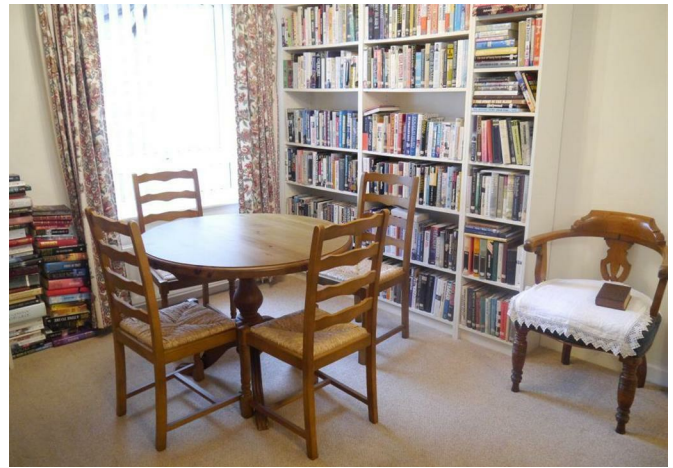
Master Bedroom 11'8 x 11'4 to wardrobes (3.56m x 3.45m to wardrobes)

Bedroom 2 9'6 x 9'5 (2.90m x 2.87m)

#### Family Bathroom

#### Single garage

#### Information for tenants fees



Energy Performance: Current C Potential C  
Council Tax Band: D  
Northumberland County Council: 0345600640  
Richard Coates/Ponteland Primary School: 0.6 Miles  
Newcastle International Airport: 2.3 Miles  
Newcastle Central Railway Station: 10.5 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.