



2

- 2 Bedroomed 1st Floor Apartment
- Bath/WC & En Suite
- Allocated Parking
- Fees Apply



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- Dual Aspect Lounge with Juliette Balconies
- Video Entry Phone
- Available Unfurnished

- Fitted Kitchen Fitted 'Robes to Both Bedrooms
- Electric Gates
- Convenient Location

A well presented and conveniently situated 2 bedroomed/2 bath 1st floor apartment within this sought after development. Available unfurnished, with gas fired central heating, sealed unit double glazing and video entry system, a Communal Entrance Hall and Stairs lead to the first floor and apartment. The Entrance Hall, with cloaks/storage cupboard, opens to the Reception Hall. The dual aspect Lounge has a coal effect real flame gas fire and French doors open to Juliette balconies with views towards the park. The Kitchen is well fitted with a range of wall and base units with split level stainless steel fronted oven, 5 ring gas hob and extractor over, integral fridge/freezer with matching doors, plumbing for a washer and under unit heating. The Master Bedroom is fitted with a good range of fitted wardrobes, display shelving and overhead storage cupboards. French doors open to a Juliette Balcony to the rear. The En Suite Shower/WC has a low level wc, pedestal wash hand basin and shower quadrant with a mains shower unit. Bedroom 2, to the front, also has fitted wardrobes with overhead storage cupboards. The Bathroom/WC with low level wc, pedestal wash hand basin and panelled bath with shower mixer. There is also secure parking with an allocated parking space accessed via electrically operated gates.

Collingwood Court is pleasantly situated for local amenities including the park, schools, good choice of shops including Waitrose, variety of excellent pubs and restaurants and a wide range of sporting and leisure facilities. Ponteland is within excellent commuting distance of Newcastle upon Tyne and is well placed for Newcastle International Airport.

#### Entrance Hall

#### Reception Hall

**Lounge 16'8 x 13' (5.08m x 3.96m)**



**Kitchen 13'6 x 6'3 (4.11m x 1.91m)**



**Bedroom 1 13'2 x 9' (4.01m x 2.74m)**



**En Suite Shower/WC 5'8 x 5'3 (1.73m x 1.60m)**

**Bedroom 2 12' x 9' (3.66m x 2.74m)**

**Bathroom/WC 7'6 x 5'5 (2.29m x 1.65m)**

#### Information For Tenants - Fees



Energy Performance: Current C Potential C

Council Tax Band: D

Northumberland County Council 0345 6006400

Richard Coates/Ponteland Primary School: 0.59 Miles (By Road)

Ponteland Middle/High School: 0.68 Miles

Newcastle International Airport: 1.97 Miles

Newcastle Central Railway Station: 9.24 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.