



- 2 Bed 2nd Floor Apartment
- 26' Open Plan Lounge/Kitchen
- Covered Parking
- Convenient for Amenities

- Superbly Presented/Appointed
- Balcony overlooking Park
- Lift to all Floors

- Adjacent to Ponteland Park
- Bathroom & En Suite Shower
- Communal Grounds

A superbly appointed and presented 2 bedroomed second floor apartment within this fabulous, purpose built development, completed around 5 years ago. With secure video entry and a choice of stairs or lift to the second floor, the apartment itself has electric central heating and sealed unit double glazing. The Reception Hall has a cupboard housing a Megaflo hot water system and the stunning 26' open plan Lounge/Kitchen has French doors opening from the lounge area to a South facing balcony, with delightful wooded aspect over Ponteland Park and the River Pont. The Kitchen is well fitted with a good range of contrasting high gloss wall and base units with sink unit, split level oven, microwave, 4 ring ceramic hob with extractor over, integral fridge, freezer and dishwasher with matching doors. Bedroom 1 has a good range of fitted wardrobes, lovely views to the rear and an En Suite Shower/WC, fitted with a wc with concealed cistern, wall mounted wash basin with large mirror over, double shower cubicle with mains shower unit and chrome towel warmer. Bedroom 2 has fitted wardrobes and overhead storage cupboards and also enjoys a pleasant aspect. The Bathroom/WC is fitted with a wc with concealed cistern, wall mounted wash basin with large mirror over, panelled bath with mains shower over and a chrome towel warmer. There is a private covered parking space along with visitor parking. Mill Rise stands in well tended grounds.

Beautifully situated adjacent to Ponteland Park, Mill Rise is also conveniently located for the superb facilities to be found in Ponteland 'village', including schools for all ages, wide choice of shops including Waitrose, excellent choice of renowned pubs and restaurants and a range of sporting and leisure facilities, including a newly built leisure centre with swimming pool. Ponteland is within excellent commuting distance of Newcastle upon Tyne and is ideally located for Newcastle International Airport.

Reception Hall

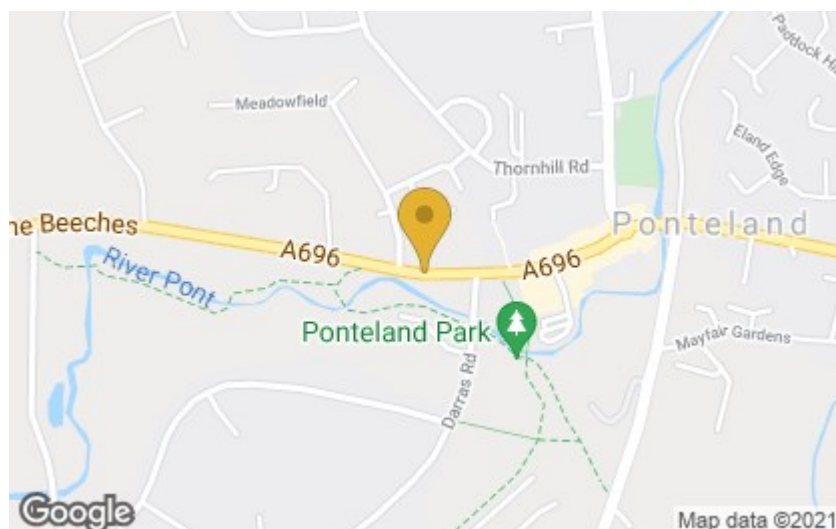
Lounge/Kitchen 26'3 x 12'5 (8.00m x 3.78m)

Bedroom 1 16'6 x 9'3 (5.03m x 2.82m)

En Suite Shower/WC 7'9 x 4'6 (2.36m x 1.37m)

Bedroom 2 11'8 x 8'9 (3.56m x 2.67m)

Bathroom/WC 7'10 x 6'0 (2.39m x 1.83m)



Energy Performance: Current Potential

Council Tax Band: E

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.