



- 2 Bed 2nd (top) Floor Flat
- Lounge with Fireplace
- Bathroom/WC with Shower
- Ideal Professional Person/Couple

- Available Unfurnished
- Dining Room with Dresser
- Sought After Village

- Well Presented & Appointed
- High Gloss Kitchen
- Parking & Communal Gardens

This 2 bedroomed 2nd (top) floor flat enjoys a pleasant aspect over playing fields and is conveniently located for 'village amenities. Available unfurnished and recently updated, there is a security entry system with stairs up to the second floor. The Entrance Hall has a spacious cloaks cupboard and leads to the Reception Hall, with storage cabinet and arched recess over and access to the loft. The focal point of the Lounge is a feature living flame gas fire, with back boiler and attractive painted surround and archway to the Dining Room, fitted with a dresser. The Kitchen is fitted with a range of high gloss wall and base units with inset sink unit, concealed lighting, split level oven with 4 ring ceramic hob and extractor over. Bedroom 1 has a range of fitted wardrobes, storage cupboard and dressing table and is to the front. Bedroom 2 is also to the front. The Bathroom/WC has a low level wc, vanity unit with wash basin and 'P' shaped bath with mains shower over and airing cupboard with hot water cylinder.

Mayfair Gardens stands in well tended gardens and there is on site car parking. The property is well placed for access to local sports and leisure facilities including the new leisure centre with swimming pool, schools for all ages, wide choice of shops and a variety of pubs and restaurants. Ponteland is well placed for access to Newcastle International Airport and is within excellent commuting distance of Newcastle upon Tyne.

Entrance Hall 5'3 x 5'3 (1.60m x 1.60m)

Reception Hall

Lounge 15'8 x 13'4 (4.78m x 4.06m)

Dining Room 18'2 x 7'4 (5.54m x 2.24m)

Kitchen 11'6 x 7'0 (3.51m x 2.13m)

Bedroom 1 10'10 x 12'9 (to back of 'robes) (3.30m x 3.89m (to back of 'robes))

Bedroom 2 10'9 x 7'8 (3.28m x 2.34m)

Bathroom/WC 9'6 x 6'10 (2.90m x 2.08m)



Energy Performance: Current Potential

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.