



- 2 Bed Second (Top) Floor Apartment
- Refurbished Bathroom/WC
- Secure Gated Parking
- Ideal for a Professional Person/Couple

- Well Presented
- Gas CH & SUDG
- Sought After Development

- Spacious 21' Lounge/Kitchen
- Security Entry System
- Share of Freehold



A well presented and appointed 2 bedroomed second (top) floor apartment within this sought after, purpose built development. With security entry system and secure gated parking, a communal hall, stairs and landing leads to the apartment itself. The Entrance Hall has a cloaks rail and storage cupboard, with steps up to the Reception Hall, with cupboard and security entry system. the 21' Lounge Kitchen has a vaulted ceiling with French doors opening to a Juliette balcony. The kitchen area is fitted with wall and base units, sink unit, Neff appliances including split level oven, 5 ring gas hob with extractor over, integral dishwasher, fridge, freezer and auto washer/drier with matching doors and a cupboard housing the combi boiler. Bedroom 1 is to the rear. Bedroom 2 has built in double wardrobes and is also to the rear. The Bathroom/WC has been refurbished to a high standard with contemporary white suite and Keuco chrome fittings, including a wc with concealed cistern, vanity unit with wash basin and mirror fronted cabinet and Carron bath with rainhead and hand held showers over, fully tiled walls and floor and heated towel warmer. There is an allocated Parking Space in the gated car park.

Collingwood Court is conveniently situated for Ponteland's excellent amenities including a fabulous park, excellent shopping facilities such as Waitrose, variety of renowned pubs and restaurants, range of sporting and leisure facilities and schools for all ages.

Ponteland is ideally located for commuting into Newcastle and for access to Newcastle International Airport.

NB The Freehold of Collingwood Court is now owned collectively by the property owners.

#### Entrance Hall

Reception Hall 15'4 x 4'6 (4.67m x 1.37m)

Lounge/Kitchen 21' x 14'3 (6.40m x 4.34m)

Bedroom 1 12'6 x 10'8 (+recess) (3.81m x 3.25m (+recess))

Bedroom 2 12'6 x 9'3 (3.81m x 2.82m)

Bathroom/WC 6'10 x 5'6 (2.08m x 1.68m)



Energy Performance: Current C Potential C  
Council Tax Band: D  
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.