



- 2 Bed Ground Floor Flat
- Upgraded Communal Entrance
- Ideal for Professional Single or Couple
- Lounge with Fireplace
- Available Now
- Very Well Presented
- Communal Gardens

- Modern and Neutral Throughout
- Sorry No Pets Allowed
- Central Location



This 2 bedroomed ground floor flat has been updated to provide an exceptional, well presented property in a highly sought after location. Situated at the end of a purpose built block this well appointed property has electric heating via radiators, sealed unit double glazing and a secure entry system. The Communal Entrance Hall has been upgraded and leads to a communal Drying Room and the flat itself. The Reception Hall has a spacious shelved storage cupboard and leads to the Lounge, with picture window to the front, additional side window and the focal point of which is a coal effect electric fire, set within a lovely contemporary surround. The Breakfasting Kitchen is fitted with a range of wall, base & display units with sink unit, square edged work surfaces, split level oven, 4 ring ceramic hob with extractor over, fitted breakfast table and plumbing for a washer. Bedroom 1 has built in double wardrobes and is to the rear. Bedroom 2 has a built in wardrobe with storage cupboard over and is also to the rear. The Bathroom/WC has been refurbished with a wc with concealed cistern, wash basin with storage under and panelled bath with electric shower over, fully tiled walls and floor.

Dungsgreen Court is surrounded by carefully tended communal gardens, along with a car park.

The property is conveniently situated for access to Ponteland's excellent amenities, including a good choice of shops, renowned pubs and restaurants range of sporting and leisure facilities and schools for all ages. Ponteland is within excellent commuting distance of Newcastle upon Tyne and is ideally located for Newcastle International Airport.

#### Entrance Hallway

**Kitchen 11'8 x 7'6 (into dr recess) (3.56m x 2.29m (into dr recess))**

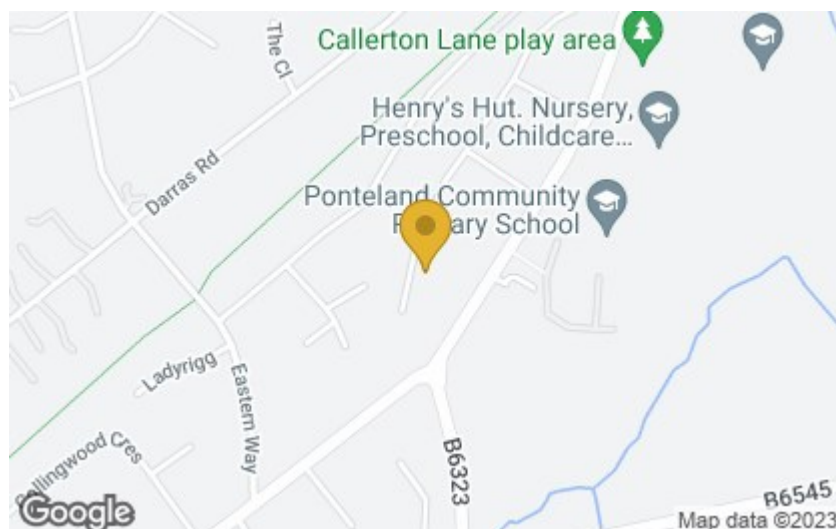
**Lounge 18'5 x 10'8 (5.61m x 3.25m)**

**Bathroom 4'3 x 10'8 (1.30m x 3.25m)**

**Bedroom 1 13'2 x 8'3 (+recess) (4.01m x 2.51m (+recess))**

**Bedroom 2 10' x 8'2 (3.05m x 2.49m)**

#### Information For Tenants - Fees



Energy Performance: Current D Potential C

Council Tax Band: B

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.