

BRUNTON RESIDENTIAL



MEADOWFIELD PARK, PONTELAND, NE20

Offers Over £99,500

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A lovely first-floor apartment, conveniently located in the heart of Ponteland village. This well-presented property features two well-appointed bedrooms, a beautiful living room with a West facing aspect, fitted kitchen and an impressive shower room.

Conveniently located close to local amenities such as shops, schools, and parks, this home also benefits from excellent transport links to the city centre and beyond. EPC rating C - Leasehold

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This charming first floor apartment benefits from access via a communal lift. The property features a hallway with an intercom system, and two storage cupboards, one of which houses the electric heating system for the water.

The living room is particularly spacious, enjoying a sunny aspect with views over the road and park beyond. It flows into an open-plan kitchen, which includes an oven, electric hob, and externally vented extractor fan. The kitchen also has space for a fridge and washing machine, making it both practical and well-equipped.

The main bedroom is dual aspect, allowing for plenty of natural light. The second bedroom is a versatile space that could also be used as a home office or dining room.

The shower room is well-presented and benefits from a shower enclosure, wash hand basin and WC.

Meadowfield Park benefits from communal parking on site, access to a residents lounge, which features a programme of activities, a guest suite that can be hired for visitors, a part time on site manager and a beautiful garden with patio area, generous lawn, planted borders and a summer house.

There is a gated access to Merton Way shopping centre and the development is close to excellent village amenities.



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TENURE : Leasehold

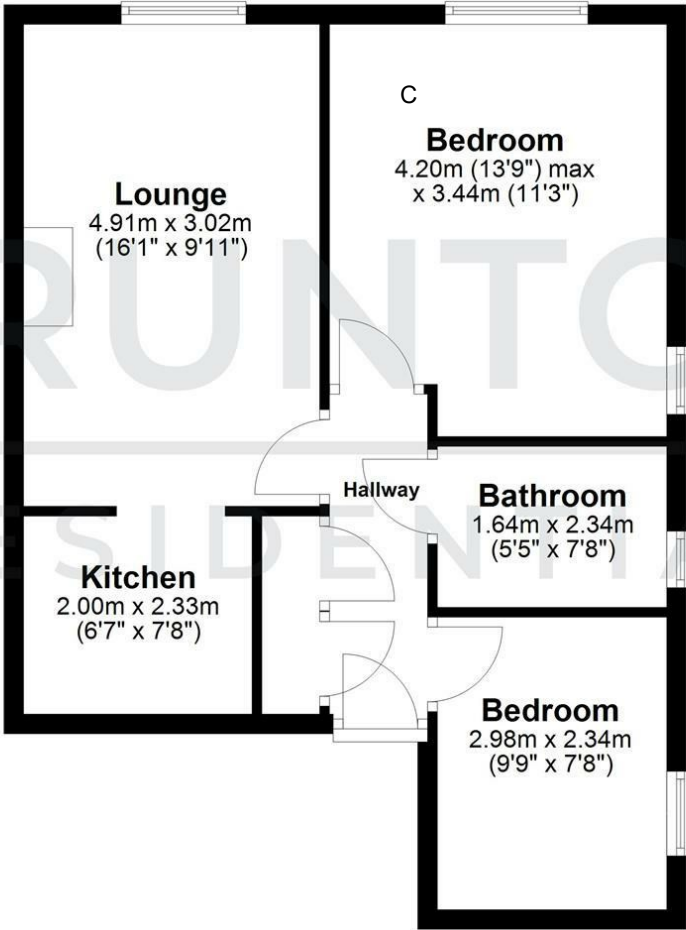
LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : C

EPC RATING : C

(Unknown Floor)

Approx. 51.1 sq. metres (549.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	