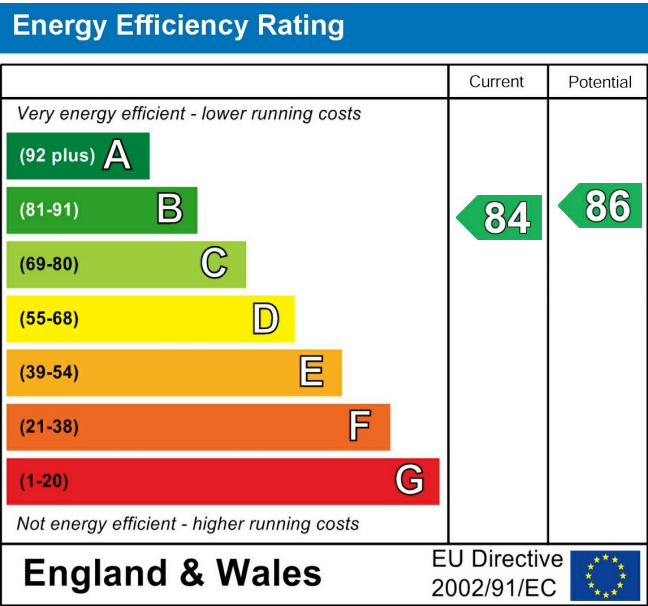
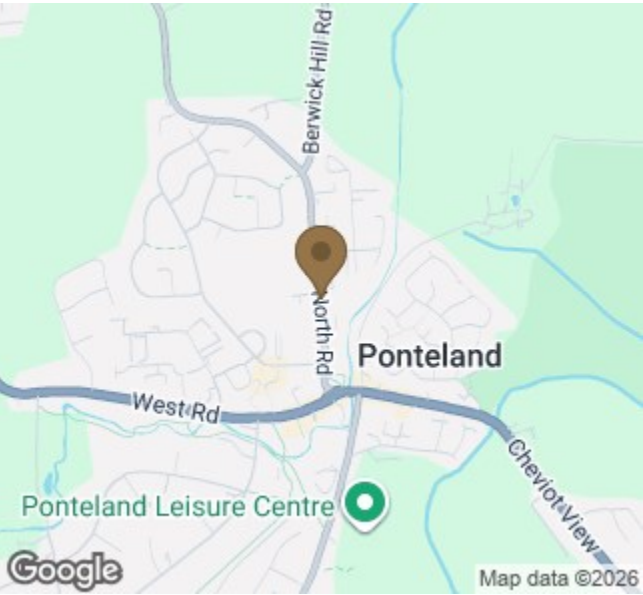
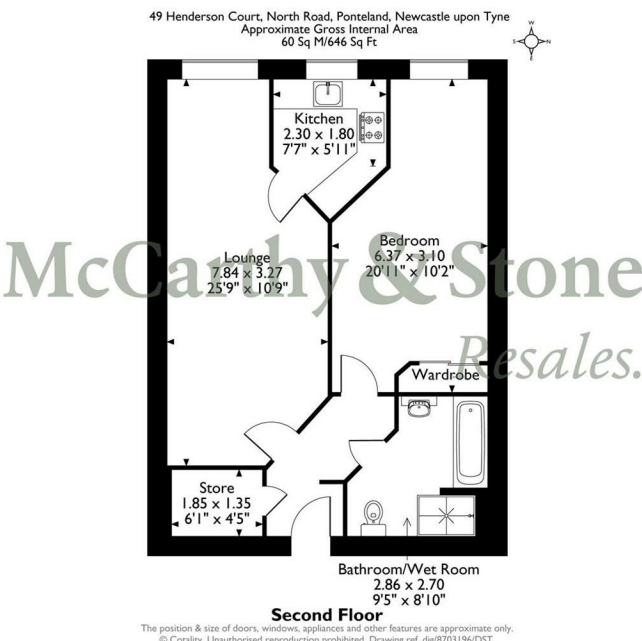




This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544



49 Henderson Court

North Road, Newcastle Upon Tyne, NE20 9GY



Council Tax Band: D

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 49 Henderson Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £180,000
Leasehold

0345 556 4104

resales@mccarthyandstone.co.uk

mccarthyandstoneresales.co.uk



Why you'll love living here:

- South-facing second-floor Retirement apartment
- Spacious double bedroom
- Bright welcoming reception room
- Modern fitted bathroom
- Sought-after Henderson Court development
- Exclusively for over 70s
- Secure retirement community
- Attractive communal areas
- Close to local amenities
- Convenient Ponteland location

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

49 Henderson Court, Newcastle Upon Tyne

 1 |  1 | Asking price £180,000

Henderson Court

Henderson Court is a McCarthy Stone Retirement Living Plus development for the over 70s, comprising 59 one and two-bedroom apartments. Facilities include an on-site restaurant, homeowners' lounge, landscaped gardens, guest suite, laundry, hobby room, scooter storage and two lifts. Residents also benefit from an Estates Manager, organised activities and a 24-hour emergency call system.

South-facing, second-floor Retirement apartment offers a bright and comfortable living space within Henderson Court. The apartment comprises a welcoming reception room, fitted kitchen, spacious double bedroom and modern bathroom. The apartment is well presented throughout and enjoys a pleasant south-facing aspect, making it a comfortable and practical home within this popular Retirement development for those aged 70 and over.

Care & Support

Sometimes, a little extra help is all you need to allow you to stay active, to do the things you want to do and feel part of the community. That's why at Henderson Court we offer the services of a brilliant domestic and personal care team onsite each day. They can help make every day living a little bit easier and more enjoyable.

They can help with things like:

- General cleaning or changing the bed
- Meal planning and preparation
- Bathing, showering and continence support
- Help with medication
- Shaving and grooming/hair and makeup
- Personal shopping and dog walking

The Restaurant

Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Henderson Court

serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Additional Information & Services

- Superfast broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage
- Allocated parking, subject to availability
- Parking permits issued first come, first served
- Parking fee typically £250 per annum
- Fees may vary by development
- Availability confirmed by Estate Manager

Service Charge (RLP)

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service Charge: £13,707.65 per annum (up to financial year end 31/03/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Lease Information

Lease Length: 125 years from 2011

Ground Rent: £435 per annum

Ground Rent review: 2026

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

