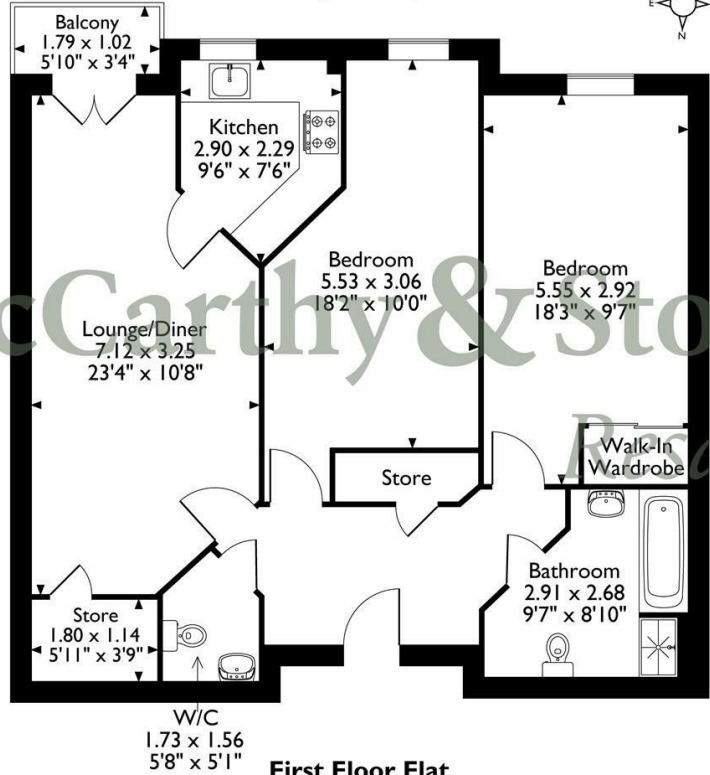


24 Henderson Court, North Road, Ponteland, Newcastle upon Tyne, Northumberland  
Approximate Gross Internal Area  
79 Sq M/850 Sq Ft



First Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.  
© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8700557/DST.

Council Tax Band: D



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 86                      | 88        |
| (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 |           |

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. Please contact the Property Consultant for further information. 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 or wasted time or travel expenses. The details contained within this brochure are for information purposes only and 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 any purpose is strictly prohibited.

## 24 Henderson Court

North Road, Newcastle Upon Tyne, NE20 9GY



Asking price £300,000 Leasehold

Set within the sought-after Henderson Court development in Ponteland, this well-presented two-bedroom retirement apartment for the over-70s features a bright south-facing living room with a private walk-out balcony, a separate fitted kitchen and generous storage. Residents also benefit from landscaped gardens, an on-site restaurant, a homeowners' lounge and the reassurance of a 24-hour emergency call system.

Call us on 0345 556 4104 to find out more.

# Henderson Court, North Road, Ponteland, Newcastle Upon Tyne

## 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.
- 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.

## Summary

Henderson Court is a McCarthy Stone Retirement Living Plus development for the over-70s, offering 59 one and two-bedroom apartments. Residents benefit from an on-site Estates Manager, a 24-hour emergency call system, a homeowners' lounge, landscaped gardens, a guest suite and a daily table-service restaurant serving freshly prepared lunches.

## Entrance Hall

The front door, with security spy hole, opens

into a spacious hallway featuring a 24-hour emergency pull-cord system, illuminated light switch, smoke detector and secure entry intercom. There is also a generous walk-in storage cupboard and access to the living room, both bedrooms and bathroom.

## Living Room

A bright, south-facing living room with a walk-out balcony, fitted carpet, two ceiling lights, raised electrical sockets, and TV and telephone points. Part-glazed double doors lead into the separate kitchen.

## Kitchen

A fully fitted kitchen with tiled flooring, under-cabinet lighting and a stainless-steel sink. Integrated appliances include an oven, ceramic hob with extractor hood, fridge and freezer.

## Bedroom One

A spacious bedroom featuring ceiling lights, fitted carpet, TV and telephone points, and a fitted wardrobe.

## Bedroom Two

A spacious second bedroom with ceiling lights, fitted carpet, TV and telephone points.

## Bathroom

The bathroom is fully tiled and fitted with a modern suite comprising a walk-in shower, separate bath, WC, and a vanity unit with inset sink and mirror above.

## Car Parking (Permit Scheme)

Parking is by allocated space subject to

# 2 bed | £300,000

availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

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

Annual Service charge £13,717.67 for the financial year ending 31/03/2027.

## Lease Information

Lease: 125 years from 1st June 2011

Ground Rent: £435 per annum

Ground Rent review: 1st June 2026

## Additional Information & Services

- Superfast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

